

FILED
GREENVILLE CO. S. C.

JAN 30 3 38 PM '81

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1531 PAGE 278

MORTGAGE

(#5998)

THIS MORTGAGE is made this 30th day of January,
1981 between the Mortgagor, CLINTON W. WOODS and LAURA S. WOODS
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of _____
Thirty Nine Thousand and No/100 ----- Dollars, which indebtedness is evidenced by Borrower's
note dated January 30, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
February 1, 2005;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements
thereon lying and being at the westerly corner of the intersection of Swindon
Circle and Tiverton Drive, near the City of Greenville, South Carolina, and being
designated as Lot No. 136 on plat of Kingsgate, Sec. II, as recorded in the RMC
Office in Plat Book 5D, Page 23, and having according to a more recent survey
made by Charles F. Webb dated Jan. 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Swindon Circle, joint front
corner of Lots Nos. 136 and 137 N. 32-00 W. 150 feet to an iron pin in the rear
line of Lot No. 144; thence along the line of Lots No. 144 N. 58-15 E. 38.1 feet
to an iron pin, joint rear corner of Lots Nos. 144 and 145; thence running along
the common line of Lots Nos. 145 and 136 N. 59-00 E. 105.7 feet to an iron pin
on Tiverton Drive; thence along said Drive S. 19-52 E. 126.3 feet to an iron pin,
corner of Swindon Circle and Tiverton Drive; thence around said corner the chord
of which is S. 19-09 W. 39 feet to an iron pin on the northwesterly side of
Swindon Circle; thence along said Circle S. 58-00 W. 86.8 feet to an iron pin, the
point of BEGINNING.

DERIVATION:

This is the same property conveyed to the Mortgagors herein by Deed of Surinder
Kumar Bahl and Vijay Bahl dated January 20, 1981, and recorded of even date
herewith.

which has the address of Lot 136, Kingsgate Sec. II, 102 Swindon Circle, nr.
Greenville, S. C. 29615 (herein "Property Address");
(City) (State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance
policy insuring Lender's interest in the Property.

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