



44497

# MORTGAGE

BOOK 1539 PAGE 766

THIS MORTGAGE is made this 9th day of April 1981 between the Mortgagor, Jeffery L. Wood and Elizabeth C. Wood (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Seven Hundred Seventy Seven Dollars & Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 May 1, 1981

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 piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the northeastern side of Sylvania Avenue, being known and designated as Lot No. 20 on a plat of LEAWOOD, made by Dalton & News, dated June, 1938, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J at pages 18 and 19, reference to which plat is hereby made for a more complete description thereof.

This property is conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is the same property conveyed by deed of Blaine Matthews to Jeffrey Lamar Wood, dated 5/10/80, recorded 5/14/80 in volume 1125, page 785 and conveyed by deed of Homemakers Loan and Consumer Discount Company, to Elizabeth Matthews (presently known as Elizabeth C. Wood), dated 12/8/77, recorded 12/9/77 in volume 1069, page 901 of the RMC Office for Greenville County, South Carolina.

which has the address of 117 Sylvania Ave. Greenville South Carolina 29609 (herein "Property Address");  
[Street] [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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