



MORTGAGE

THIS MORTGAGE is made this 13th day of May 1982, between the Mortgagor, Noah E. Wood and JoAnn 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 Twelve-thousand, four-hundred, ninety dollars and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1988;

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 lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 2 on a plat of property of S. W. McClain, by Jones Engineering Services, dated May 13, 1965, and recorded in the R. M. C. Office for Greenville County in Plat Book III, Page 140, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northern side of Maxie Avenue at the joint front corner with lot No. 1 and running thence along the line of said lot N. 23-10 E 232.5 feet to an iron pin; thence S. 75-21 E. 110 feet to an iron pin at the northeast corner of said lot; thence S. 20 W. 232.9 feet to an iron pin on the northern side of Maxie Avenue; thence S. 86-54 W. 24.7 feet to a point on said Avenue; thence N. 53-10 W. 25.3 feet to the point of beginning.

This conveyance is subject to all restrictions, easements and rights of way, if any, appearing of record affecting this property.

This is the same property conveyed to the Grantor by deed of S. N. McClain recorded in the R.M.C. Office for Greenville County in Deed Book 774, Page 154 on May 25, 1965.

This is the same property conveyed by Deed of Lanny Carl Skelton unto Noah Edgar Wood dated 11/9/78 in the RMC Office for Greenville County, volume 1092 page 204.

which has the address of Route # 11 Davis Drive, Greenville, South Carolina 29611 (herein "Property Address");

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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