

FILED
GREENVILLE
APR 13 9 41 AM '83
JOHN R. H. C.

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MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, Deborah Kay Wood (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand One Hundred Fifty-two and 40/100 (\$27,152.40) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 15, 1993

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 together with buildings and improvements thereon, situate, lying and being on the Northwestern side of Crestfield Road in Greenville County, South Carolina, being shown as Lot No. 53 on a Plat of WOODFIELDS made by C. C. Jones, Engineer, dated October, 1947, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S, at Pages 112 and 118, reference to which is hereby craved for the metes and bound thereof.

This being the same property conveyed to the Mortgagor herein by deed of Secretary of Housing and Urban Development dated March 31, 1983 to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, ON APRIL 13, 1983.

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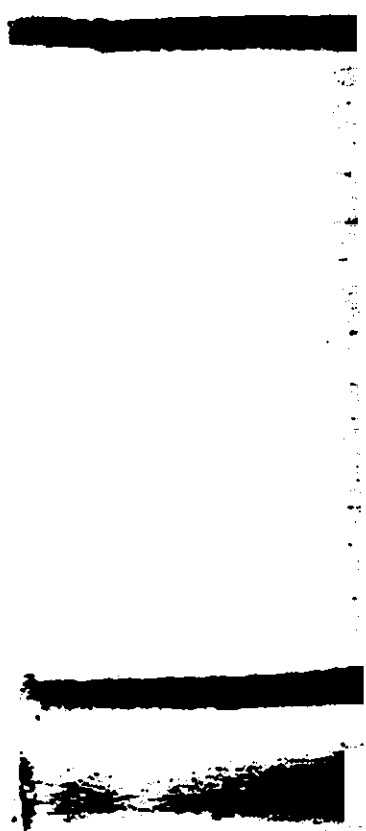
which has the address of 17 Crestfield Road, Greenville, South Carolina, 29605 (herein "Property Address");

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 seized 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.

SOUTH CAROLINA UNIFORM INSTRUMENT

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