

P. O. Drawer 408
Greenville, S. C. 29602

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GREENVILLE CO. S. C.

JAN 31 3 39 PM '81 BOOK 1531 PAGE 282

MORTGAGE

DONNIE C. TANNERSLEY
R.M.C.

(#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 Fifteen Thousand and No/100 (\$15,000.00) ----- 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, 1996.

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.

This mortgage is junior and subordinate to that certain mortgage given by Clinton W. Woods and Laura S. Woods to First Federal Savings and Loan Association in the original amount of \$39,000.00 dated January 30, 1981 and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1531, Page 278.

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 to be recorded of even date herewith.

which has the address of 102 Swindon Cr., Lot 136, Kingsgate, Sec. II, near Greenville,
(Street) (City)
South Carolina 29615 (herein "Property Address");
(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 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.

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