

RECORDED
S. C.
OCT 16 AM '79
MORTGAGE
MORTGAGE

BOOK 1484 PAGE 840

MORTGAGE

THIS MORTGAGE is made this 17th day of October, 19 79, between the Mortgagor, Richard H. Woodlee, (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 Six Thousand Seven Hundred Forty One and 70/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2004;

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 all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of Morgan Court, being shown and designated as Lot No. 14 on a plat of RIVER DOWNS, made by Piedmont Engineers, Architects and Planners, dated July 17, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R, page 75, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Morgan Court at the joint front corners of Lots Nos. 14 and 15 and running thence with the common line of said lots, S. 65-54 W., 269.40 feet to an iron pin in the line of property of Eugene E. Hammett; thence along the Hammett line, N. 30-02 W., 95.20 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the common line of said lots, N. 58-35 E., 275.93 feet to an iron pin on the southwestern side of Morgan Court; thence with the southwestern side of Morgan Court, S. 26-33 E., 130.00 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Ronald C. Levi and Sharon Elaine Levi of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
OCT 17 1979

which has the address of 200 Morgan Court Greenville,
(Street) (City)
South Carolina 29611 (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 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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