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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C

THIS MORTGAGE is made this Tenth day of January 1980, between the Mortgagor, Jacob H. Woodward and Linda Woodward (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three thousand four hundred and thirteen and 55/100th (\$3,413.55) Dollars, which indebtedness is evidenced by Borrower's note dated January 10, 1980 (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 15, 1984.

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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Overbrook Road and being known and designated as Lot No. 3 and a portion of Lot No. 2 on a plat of Tract No. 1 of the property of Overbrook Land Co., Recorded in the RMC Office of Greenville County in Plat Book J, Page 81, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Overbrook Road at the joint front corner as Lots 3 and 4 as shown on plat of Overbrook Land Co., and running thence along the line of Lot 4, S.77-58 E. 150 Feet to an iron pin on the west side of Briarcliffe Drive; thence along the west side of Briarcliffe Drive, N.24-27 W. 100 feet to an iron pin; thence through Lot 2, N.88-25 W. 96.8 feet to an iron pin on the East side of Overbrook Road; thence along the east side of Overbrook Road, S.05-15 E. 3 feet to an iron pin; thence continuing along Overbrook Road S.08-28--- W. 60 feet to the beginning corner. This is the same property as that conveyed to the Grantor herein by Deed from John W. Greene and Judith S. Greene, dated September 12, 1972 and recorded in the RMC Office for Greenville County in Deed Book 955 at Page 68 on September 12, 1972.



The Grantees herein assume and agree to pay that certain mortgage to Carolina National Mortgage Investment Co., Inc., recorded in the RMC Office for Greenville County in Mortgage Book 1248 at Page 654 in the original amount of \$14,050.00 and having a present balance of \$13,362.61.

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which has the address of 606 Overbrook Road Greenville, South Carolina 29607 (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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