



MORTGAGE

THIS MORTGAGE is made this 6th day of August 1981, between the Mortgagor, Joseph T. and Beverly R. Woyton (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 seventeen thousand seven hundred ninty six and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 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 August 15, 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 piece, parcel or lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot 35 on a plat of "Addition to Knollwood Heights", dated June 2, 1966, prepared by Piedmont Engineers and Architects, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PPP at page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Knollwood Drive at a joint corner of Lots 34 and 35, and running thence along a line of Lot 34, N. 17-10 W. 116.8 feet to a point; thence along a line of Lot 36, N. 72-50 E. 165 feet to a point on the southwestern edge of Braddock Drive; thence along the southwestern edge of Braddock Drive S. 17-10 E. 91.65 feet to a point; thence along the edge of the northwestern corner of the intersection of "Knollwood Drive and Braddock Drive, the chord of which is S. 27-51 W. 35.3 feet to a point on the northwestern edge of Knollwood Drive; thence along the northwestern edge of Knollwood Drive S. 72-51 W. 140 feet to the beginning corner.

This is the same property conveyed to the grantors herein by Donald E. Baltz, Inc. by deed dated September 13, 1967 and recorded in the RMC Office for Greenville County in Deed Book 925 at page 100, and is conveyed subject to restrictions as recorded in Deed Vol. 812 page 592, and to any recorded easements, rights of way or those shown on the plat or on the ground.

which has the address of 106 Braddock Drive, Mauldin, SC 29662 (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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