

FILED
SEP 17 2 57 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 1982, between the Mortgagor, Dennis E. Wood and Patricia M. Wood, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

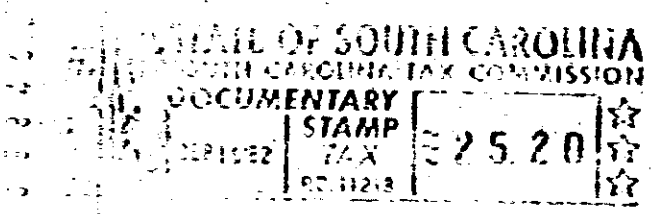
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-three Thousand and 00/100 (\$63,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated of even date herewith, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Oct. 1, 2009

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 lot of land situate on the southeastern side of Holly Park Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 128 on a plat of Holly Tree Plantation Subdivision, Phase II, Section III-B, dated September 13, 1982, prepared by Richard D. Wooten, Jr., RLS, recorded in Plat Book 9-6 at page 7 in the RMC Office for Greenville County.

BEGINNING at an iron pin on the southeastern side of Holly Park Drive at the joint front corner of Lot 128 at Lot 129 and running thence with Lot 129 S. 66-25 E. 169.45 feet to an iron pin at the joint rear corner of Lot 128 and Lot 129; thence N. 25-10 E. 86.9 feet to an iron pin at the joint rear corner of Lot 123 and Lot 124; thence with Lot 124 N. 55-49 E. 17.3 feet to an iron pin at the joint rear corner of Lot 127 and Lot 128; thence with Lot 127 N. 28-52 W. 172.42 feet to an iron pin on Holly Park Drive; thence with said drive the following courses and distances: S. 36-45 W. 41 feet, S. 28-26 W. 98 feet, and S. 19-34 W. 16 feet to the point of BEGINNING.

This is the same property conveyed to mortgagor by deed of William D. Jones and Patricia A. Jones, recorded on Sept 17th, 1982, in Deed Book 1174 at Page 90 in the RMC Office for Greenville County.



which has the address of 207 Holly Park Drive Simpsonville, South Carolina 29681 (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.

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