

FILED
GREENVILLE CO. S. C.
SEP 6 12 39 PM '80
DONNIE S. TANKERSLEY
R.M.C.

1514 PAGE 851

MORTGAGE

THIS MORTGAGE is made this 5th day of September, 1980, between the Mortgagor, Billy James Wood and Betty Jo Wood, (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").

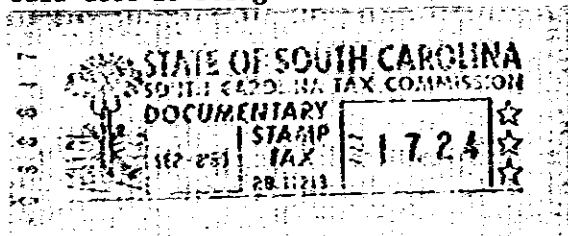
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand One Hundred and No Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011.....;

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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina and according to a plat prepared of said property by Carolina Surveying Company, September 5, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-g, at Page 30, having the following metes and bounds, to-wit:

BEGINNING at a point in or near the center of Cannon Road, joint front corner of property now or formerly belonging to Stokes, and running thence with the line of property now or formerly belonging to Stokes, N. 67-00 E. 685.2 feet to a point in or near the center of a creek, the creek being the line; thence running with the center of the creek, the traverse being: S. 0-07 E. 38 feet, S. 11-49 E. 81.9 feet, S. 2-26 E. 57 feet and S. 21-43 E. 55.1 feet; thence running with the common line with property now or formerly belonging to Gambrell, S. 63-38 W. 745 feet to a point in or near the center of Cannon Road; thence running with said Road, N. 1-42 E. 200 feet to a point in or near the center of said road; thence continuing with said road, N. 5-37 W. 90 feet to a point in or near the center of Cannon Road, the point of Beginning.

The within property is the identical property conveyed to Billy James Wood by deed of Waverly D. Love and Lilly S. Love dated September 4, 1973, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 983, at Page 421. The said Billy James Wood conveyed a one half undivided interest in and to the above referenced property to Betty Jo Wood by deed of even date herewith and which said deed is being recorded simultaneously with the recording of this instrument.



which has the address of Route 7, Cannon Road Greer,
(Street) (City)
South Carolina 29651 (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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