

GREENVILLE, S.C.

VOL 1035 PAGE 488

APR 2 2 45 PM '84 MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1984, between the Mortgagor, James B. Wood and June G. 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 Sixteen thousand one hundred ten and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 30, 1994;

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, situate, lying and being in the county of Greenville, State of South Carolina, being known and designated as Lot #27, as shown on a plat entitled "Section II, Chick Springs, Taylors, South Carolina" made by Piedmont Engineers and Architects, Greenville, South Carolina, July 18, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book 000 at page 51, and also plat recorded in Plat Book PPP, at page 75, and having such metes and bounds as shown thereon.

DERIVATION: See deed of M & S Builders, Inc. to James B. Wood and June G. Wood, recorded in the R.M.C. for Greenville County in Volume 974, page 548, dated May 14, 1973.

This is a second mortgage and is junior in lien only to the first mortgage executed by James B. Wood and June G. Wood to Cameron Brown, recorded in the R.M.C. Office for Greenville County in Volume 1277, Page 339, dated 5-14-73.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, VOLUME 1035, PAGE 488, APR 2 1984.

which has the address of 15 Melvin Circle Taylors, South Carolina 29687 (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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