

MORTGAGE

THIS MORTGAGE is made this 5th day of January 1978, between the Mortgagor, Paul S. Goldsmith

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Twenty One Thousand, Seven Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1978, (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 1, 2003

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, with all buildings and improvements thereon, situate, lying and being on the northern side of Paxton Avenue, in the Town of Mauldin Greenville County, South Carolina, being shown and designated as Lot No. 103 on a plat of GLENDALE, Property of W. R. Timmons, Jr., made by C. O. Riddle, dated May 1953, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 76 and 77, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Paxton Avenue at the joint front corner of Lots Nos. 102 and 103; and running thence with the common line of said lots, N. 12-07 E., 175 feet to an iron pin; thence N. 77-53 W., 100 feet to an iron pin at the joint rear corner of Lots Nos. 103 and 104; thence with the common line of said lots, S. 12-07 W., 175 feet to an iron pin on the northern side of Paxton Avenue; thence with the northern side of Paxton Avenue, S. 77-53 E., 100 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagor herein by deed of Douglas N. Fowler recorded April 26, 1977 in Deed Book 1055, page 316.

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which has the address of 107 Paxton Drive Mauldin South Carolina 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 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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