

GREENVILLE CO. S. C.

APR 20 3 40 PM '78

MORTGAGE

BOOK 1429 PAGE 259

BONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 20th day of April 1978 between the Mortgagor, Wade H. Godfrey, Jr. and Nancy L. Godfrey, (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States whose address is 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Six Hundred (\$25,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 April 1, 2008

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 City and County of Greenville, State of South Carolina, and being known and designated as Lot No. 11 on plat of AUGUSTA PLACE as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book F, Page 128, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Augusta Place, joint corner of Lots 10 and 11, said point being 180.69 feet east of Mitchell Street (formerly McCuen Street), and running thence along the common line of said lots N 26-30 W 239.1 feet to an iron pin; thence across the rear line of Lot 11 N 63-30 E 60 feet to an iron pin; thence with the common line of Lots 11 and 12 S 26-30 E 233.8 feet to an iron pin on the northern side of East Augusta Place; thence with said East Augusta Place S 58-30 W 60.23 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of E. H. Bishop, Jr., to be executed and recorded of even date herewith.



which has the address of 109 East Augusta Place, Greenville S.C., 29605 (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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