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MORTGAGE

Mail to: Family Federal Savings & Loan Assn. Drawer L Greer, S.C. 29651

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 26th day of April 1978, between the Mortgagor, Allan M. Goodlett (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 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 June 1, 1998

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 improvements thereon, situate, lying and being on the northeast corner of Alexander Street and Pinckney, near the City of Greenville, in Greenville County, South Carolina, being shown on the Greenville County Block Book as Lot 2, Block 2, on Sheet 150, in Tax District 235, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of Pinckney and Alexander Streets, and running thence with said Pinckney Street, N 32-49, 193 feet to an iron pin in the line of property now or formerly belonging to F. W. Poe Manufacturing Company; thence with said F. W. Poe Manufacturing Company line the following courses and distances: N 48-15 E. 115.9 feet to an iron pin; N 52-06 E. 76.7 feet to an iron pin; N 64-35 E. 146.8 feet to an iron fence post; N 69-45 E 28.9 feet to a northwest of the lot now or formerly belonging to Piedmont Oil Company; thence with said Piedmont Oil Company line, S 33-33 E, 184 feet to an iron pin on Alexander Street; thence with said Alexander Street 55-20 W, 365 feet to an iron pin, the point of beginning, said lot containing 1.66 acres.

This being the same property conveyed to the Mortgagor herein by deed of Elva Landrum Grady recorded in the RMC office for Greenville County, S. C. at Book 1068, Page 163, and by deed of William Lewis Cleaveland recorded in the RMC Office for Greenville County, S. C. at Book 1068, Page 164.

which has the address of (Street) (City) (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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