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GREENVILLE CO. S. C.

JUL 13 4 25 PM '78

JANIE S. TAYLOR  
REC'D

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### MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 19 day of July,  
1978, between the Mortgagor, MITCHELL D. GOODSON AND JANIS H. GOODSON

, (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 FORTY EIGHT THOUSAND AND NO/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated July 19, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated July 19, 1978, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 in the County of Greenville, State of South Carolina, known and designated as Lot No. 145 on Plat of Country Estates, Sec. 2, recorded in Plat Book 5R at Page 72 of the RMC Office for Greenville County, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Carolina Way, joint corner Lots 145 and 146 and running with said joint line, N. 32-43 E., 358.95 feet to an iron pin; thence N. 66-10 W., 143.65 feet to an iron pin; thence S. 37-32 W., 330 feet to a point on the northern side of Carolina Way; thence with said Carolina Way, S. 52-28 E., 80 feet and S. 56-30 E., 90 feet to the point of beginning.

This is the same property conveyed to the mortgagors by Deed of Carroll B. Long recorded July 19, 1978 in Deed Book 1083 at Page 487, RMC Office for Greenville County.

RECORDED  
STAMP  
TAX \$19.20  
FEB 12 1978

Derivation:

which has the address of 145 Carolina Way Fountain Inn,  
[Street] [City]  
South Carolina 29644 (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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