

BONNIE S. TARRERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of September 1978, between the Mortgagor, David Lee Godwin and Lela M. Godwin (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

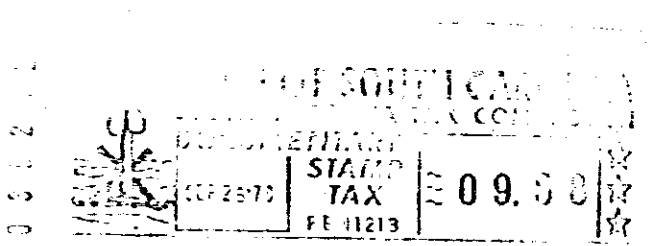
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Two Hundred and No/100 (\$24,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot #6 on a Plat of Lakeview Terrace Section III, prepared by C. O. Riddle, Surveyor, dated February, 1966 and recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 6 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly edge of Lakeview Drive at the joint corner of Lots 6 & 7 and running thence with the northeasterly edge of Lakeview Drive N. 48-43 W., 90 feet to an iron pin at the joint front corner of Lots 5 & 6; thence with the joint line of Lots 5 & 6 N. 27-59 E., 231.9 feet to an iron pin; thence S. 33-28 E., 202.8 feet to an iron pin at the joint rear corner of Lots 6 & 7; thence with the joint line of Lots 6 & 7 S. 56-32 W., 180 ft. to an iron pin being the point of beginning.

This is the identical property conveyed to the above-named mortgagors by deed of James E. Reynolds, Jr. and Linda A. Reynolds to be recorded of even date herewith.



which has the address of 2 Lakeview Drive, Simpsonville, S.C. 29681 (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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