

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C. } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE } 12 11 09 1978 }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kenneth D. Godfrey

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Bank of Greer

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty Thousand and no/100----- Dollars (\$ 20,000.00) due and payable in 180 consecutive monthly installments of \$202.86 each for principal and interest beginning on the 9th day of November, 1978, and on the 9th day of each month thereafter until paid in full, except that if not paid sooner, the final installment of principal and interest shall be due and payable October 9, 1993.

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid: as stated above

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville with the buildings and improvements thereon, lying and being on the Northeasterly side of Trade Street in the City of Greer, South Carolina, being known and designated as property of Kenneth D. Godfrey as recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book VV, page 91, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northeasterly side of Trade Street, said pin being 200.6 feet in a Northerly direction from the intersection of Trade Street and Cannon Avenue and running along the Northeasterly side of Trade Street N 15-31 W 75 feet to an iron pin; thence N 73-48 E 101 feet to an iron pin in the center of a branch; thence S 60-57 E 56.8 feet to an iron pin; thence S 59-10 E 72.70 feet to an iron pin; thence S 79-19 W 192.5 feet to an iron pin, the point of beginning.

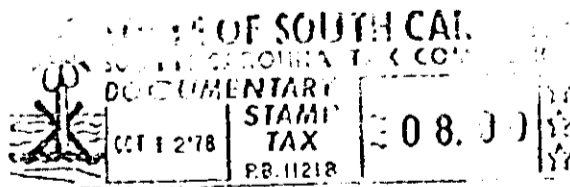
Mr. M. O. Glenn died testate on July 3, 1945, leaving as his sole legatee and heir at law his son, Tyree Jefferson Glenn, the grantor herein. See Apartment 499, File 4, Office of Judge of Probate for Greenville County.

For deed into grantor, see Deed Book 23, Page 207, and Deed Book 23, Page 201.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-ways, if any, affecting the above described property.

DERIVATION: See deed of Tyree Jefferson Glenn to Kenneth D. Godfrey, dated November 3, 1967 and recorded in Deed book 832 at Page 129, Greenville County R. M. C. Office.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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