

FILED  
GREENVILLE CO. S.C.  
NOV 15 3 22 PM '78  
LARRY D. TANFORD  
R.M.C.

BOOK 1450 PAGE 357

# MORTGAGE

THIS MORTGAGE is made this 13th day of NOVEMBER, 1978, between the Mortgagor, JOHN C. GOODMAN AND GERTRUDE T. GOODMAN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

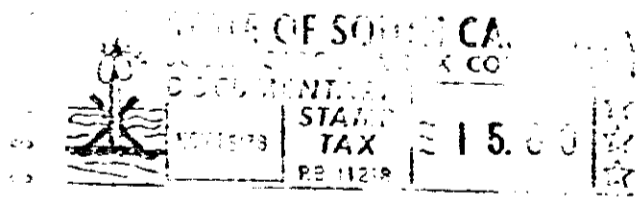
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-NINE THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 13, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 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 situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 52, as shown on plat of HOLLY SPRINGS SUBDIVISION, SECTION NO. 2, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book 4-R at page 54, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Brookbend Road, joint front corner of Lots 51 and 52; thence down joint line of said lots S. 78-38 E. 168.3 feet to the joint rear corner of Lots 51 and 52; running thence N. 6-09 E. 90.5 feet to an iron pin, joint rear corner of Lots 52 and 53; running thence with joint line of said lots N. 78-39 W. 160.2 feet to a point on the northwesterly side of Brookbend Road; thence down the northwesterly side of Brookbend Road, S 11-14 E 90 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of J. Lynn Keenum of even date to be recorded herewith.



which has the address of 144 Brookbend Road, Mauldin, South Carolina 29662,  
(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 seized 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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