

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.

MORTGAGE OF REAL ESTATE

1477 436

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. ALAN GOODWIN & DELILAH B. GOODWIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. C. & F. INC.

(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

Six Thousand One Hundred & No/100----- Dollars (\$ 6,100.00) due and payable in monthly installments of \$129.62, which includes principal and interest, beginning on September 1, 1979 and continuing for a five year period.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: Monthly

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, on Carr Road, approximately 584 feet from the intersection of Hood Road in a northwesterly direction and being known and designated as Lot 5 on a plat of Carr Acres, prepared by Dunn and Keith Surveyors on June 6, 1979 and being recorded in Plat Book 7-C page 38 in the R.M.C. Office for Greenville County, S. C. and having according to said plat 1.913 acres and having the following metes and and bounds to-wit:

BEGINNING at the front corner of Lots 4 and 5 and running thence S. 75-08 W. 364.5 feet to Shef D. and Ada S. Olinger property; thence with said property, N. 7-53 E. 496 feet to the center line of a natural drainage at Carr Road; thence with Carr Road, S. 35-33 E. 488.95 feet to the beginning corner.

This conveyance is made subject to all recorded restrictions, easements and rights of way and any easement shown on the property by inspection, in addition to a natural drainage easement toward the rear of said property shown on the recorded plat. Subject also to any governmental zoning or ordinances.

This being a portion of the same property conveyed unto A.C. & F Inc. by deed from Beatrice Hudson and Willie H. Hudson recorded on the 10th day of July, 1979 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1106 at page 436.

This is a purchase money mortgage.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
DEED BOOK 1106 PAGE 436
JULY 13 1979

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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