

GR: FILED
S. C.
1980
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WILKINSON
MERSLEY

REC-1493 PAGE 721

MORTGAGE

THIS MORTGAGE is made this 24th day of March, 1980, between the Mortgagor, Michael L. Goodwin and Nancy H. Goodwin, (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 Twenty-eight Thousand One Hundred Seventy-eight & 05/100 ^{\$28,178.05} Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1997.....;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the northwestern side of Whitsett Street and being known and designated as Lot No. 5, Block 2 on a plat entitled "Property of Boyce-Lawn Addition" prepared by J. T. Lawrence and recorded in the RMC Office for Greenville County in Plat Book A at Page 179, said plat being hereby craved by reference for the metes and bounds description of said lot.

This is that property conveyed to Mortgagor by deed of Tommy J. Lattimore, Jr. and Carolyn B. Lattimore dated and filed concurrently herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF SOUTH CAROLINA
GREENVILLE COUNTY
BOOK 112 PAGE 20
MARCH 24 1980

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which has the address of 11 Whitsett Street, Greenville, South Carolina 29601 (herein "Property Address");
(Street) (City) (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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