

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
P. O. BOX 408
GREENVILLE, SOUTH CAROLINA 29602

1508 496

S.C.

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MORTGAGE

THIS MORTGAGE is made this 21st day of July,
19 80, between the Mortgagor, J. P. 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 Seven thousand, one
hundred, fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated July 21, 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
August 1, 1986;

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 lot and parcel of land in West Gantt Township, County of Greenville
on Jacobs Road, formerly Blessingame Road, being shown on a Plat by C.C. Jones,
C. E., the said Plat being of record in the Office in the office of the R. M. C. for Greenville
County in Plat Book KKK at page 117, and being more particularly described as follows:

Beginning at an iron pin on the south side of Jacobs Road, South 68-53 West 123.2 feet
to an iron pin; thence South 3-21 East 252.2 feet to an iron pin; thence South 83-15
East 75 feet to an iron pin; thence along the line of division of the Sampson property,
North 7-43 East 303.04 feet to the point of beginning; being the same conveyed to me
by Dorothy Davis Miller by deed dated August 31, 1965 and recorded in the R. M. C.
Office for Greenville County in Deed Vol. 781, at Page 320.

This is second mortgage and is junior in lien to that mortgage executed by J.P. Goodman
to First Federal Savings and Loan which mortgage is recorded in R.M.C. Office for
Greenville County in Book#1019, page#281 dated Jan. 11, 1966.

which has the address of 912 Jacobs Road, Greenville, S. C.
(Street) (City)
29605 (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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