

MORTGAGE

THIS MORTGAGE is made this 10th day of July, 1981, between the Mortgagor, Grant J. Goodwin and Karen A. Goodwin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

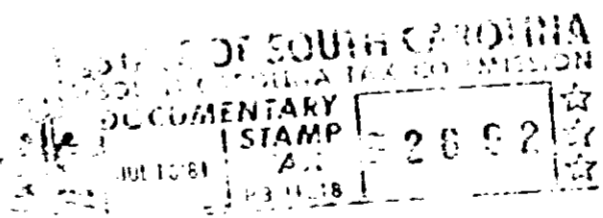
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-seven thousand two hundred fifty and no/100 (67,250.00) dollars, which indebtedness is evidenced by Borrower's note dated August 1, 2011 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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 piece, parcel or lot of land situate, lying and being on the northwestern side of Woodvale Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 208 and 209 on a plat of Traxler Park, recorded in the RMC Office for Greenville County in Plat Book F, at pages 114 and 115, and having, according to said plat, and also according to a more recent plat entitled "Property of Grant J. Goodwin and Karen A. Goodwin", prepared by Freeland & Associates, dated July 3, 1981, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Woodvale Avenue, at the joint front corner of Lots 209 and 210 and running thence with the line of Lot 210, N. 25-23 W. 220 feet to an iron pin at the joint rear corner of Lots 210 and 209; thence with the rear line of Lot No. 189, N. 64-37 E. 70 feet to an iron pin at the joint rear corner of Lots 209 and 208; thence with the line of Lot No. 190 N. 57-29 E. 70.56 feet to an iron pin at the joint rear corner of Lots 208 and 207; thence with the line of Lot 207 S. 25-23 E. 204.5 feet to an iron pin on the northwestern side of Woodvale Avenue; thence with the northwestern side of Woodvale Avenue S. 49-57 W. 72.25 feet to an iron pin; thence continuing along the northwestern side of Woodvale Avenue S. 59-47 W. 70.25 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Charles E. Cauble and Ruth D. Cauble, dated July 10, 1981, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1151, at page 525, on July 10, 1981



which has the address of 59 Woodvale Avenue, Greenville, South Carolina 29605 (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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