

S. C.
MAY 30 AM '82
DUNN PERSLEY

BOOK 1569 PAGE 294

MORTGAGE

THIS MORTGAGE is made this 4th day of May 1982 between the Mortgagor, Grayson A. Goodman and Janet L. Goodman (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourty Seven Thousand and No/100 (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 4th 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 2012.

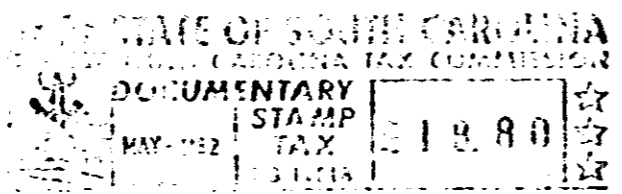
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, lying and being on the southeasterly side of Gilder Creek Drive and northeasterly side of Cherry Hill Road, in the City of Mauldin, S.C. and being designated as Lot No. 156 on plat entitled "Forrester Woods, Section 3" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R Page 51 and having according to a more recent plat made by Freelnad & Associates dated April 29, 1982, entitled property of Grayson A. Goodman and Janet L. Goodman, recorded in Plat Book 9B Page 30 the following metes and bouds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Gilder Creek Drive, joint front corner of Lots 156 and 157 and running along the line of Lot 157 S. 45-54 E. 124.9 feet to an iron pin; thence S. 44-47 E. 25.1 feet to an iron pin; thence S. 35-37 W. 160.3 feet to an iron pin on the northeasterly side of Cherry Hill Road; thence along said road N. 45-48 W. 99.7 feet to an iron pin thence with the intersection of Cherry Hill Road and Gilder Creek Drive N. 9-30 W. 40.2 feet to an iron pin on the southeasterly side of Gilder Creek Drive; thence along said Drive N. 27-00 E. 141.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors by deed of David L. Neugent and Sandra S. Neugent of even date to be recorded herewith.

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which has the address of Gilder Creek Drive, Mauldin, South Carolina 29681 (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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