

FILED  
GREENVILLE COUNTY S.C. ESTATE  
MORTGAGE OF REAL ESTATE  
Foster & Mitchell, Attorneys at Law Greenville, S.C.  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } S. TANKERSLEY  
R.M.C.

American Fed. Savings & Loan  
101 Washington St., 29601

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

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WHEREAS, I, Elmer C. Goodwin, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Federal Savings and Loan Association

(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 -----Seventy Thousand and No/100----- Dollars (\$ 70,000.00 ) due and payable

according to the terms of that certain note in the principal amount of \$70,000.00, dated February 23, 1983.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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:

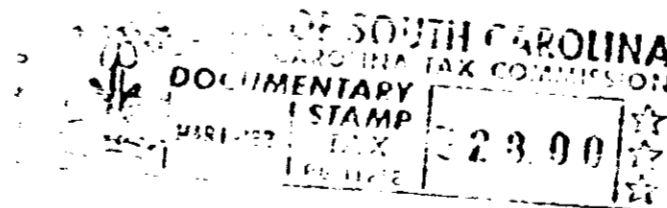
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville on the southern side of Hearthstone Lane, near the City of Greenville, being shown as Lot 195 on a plat of Section IV of Botany Woods, Inc., recorded in Plat Book "YY" at Page 23, and described as follows:

BEGINNING at an iron pin on the southern side of Hearthstone Lane, 224.6 feet East from Bridgewater Drive at the corner of Lot 194, and running thence with the southern side of said lane, N. 76-17 E., 140 feet to iron pin at the corner of Lot 83; thence with the line of said Lot, S. 12-10 E., 185 feet to an iron pin; thence S. 77-50 W., 120 feet to an iron pin at the corner of Lot 194; thence with the line of said lot in a northerly direction 185 feet, more or less, to the point of beginning.

This mortgage being second and junior in priority to that certain mortgage of Fidelity Federal Savings and Loan Association (now known as American Federal Savings and Loan Association) recorded in the RMC Office for Greenville County in Mortgage Book 1048 at page 219.

This being the same property conveyed to the Mortgagor herein by Deed from Botany Woods, Inc. dated and recorded February 3, 1965, in the RMC Office for Greenville County in Deed Book 766 at page 581.



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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