

REAL PROPERTY MORTGAGE

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ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Edward Goodwin Malinda Goodwin 100 Bluff Drive Greenville, S.C. 29605		FILED GREENVILLE AUG 17 12 PM '83 JONNIE S. R.M.C.	MORTGAGEE: C.F.T. FINANCIAL SERVICES INC ADDRESS: 36 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606		
LOAN NUMBER 29476	DATE 8-12-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 8-17-83	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 9-17-83
AMOUNT OF FIRST PAYMENT \$ 232.00	AMOUNT OF OTHER PAYMENTS \$ 232.00	DATE FINAL PAYMENT DUE 8-17-90	TOTAL OF PAYMENTS \$ 19,488.00		AMOUNT FINANCED \$ 11680.56

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage. To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that lot of land with improvements lying at the Northwestern corner of the intersection of Bluff Drive with Blossom Drive, in Gantt Township, in Greenville County, South Carolina, being shown and designated as Lot No. 83 on a Plat of KENNEDY PARK made by Piedmont Engineers & Architects, dated September 28, 1964, as revised and recorded in the P.M.C. Office for Greenville County, S.C., in Plat Book JJJ, page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Bluff Drive at the joint front corner of Lots Nos. 82 and 83, and running thence with the line of lot 82, N. 2-42 E. 133 feet to an iron pin thence with the joint rear lines of Lots Nos. 83 and 84, S. 87-18 E., 138.2 feet to an iron pin on the Western side of Blossom Drive; thence with said Drive, S 2-55 W., 108 feet to an iron pin thence with the curve of Blossom Drive and Bluff Drive, the chord of which is S. 47-48 W., 35.4 feet to an iron pin on the Northern side of Bluff Drive; thence with Bluff Drive, N. 87-18 W. 112.6 feet to the point of beginning.

Derivation: Deed Book 818, Page 357 Henry C. Harding Builders, Inc, dated April 26, 1967.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

Also known as 100 Bluff Drive, Greenville, S.C.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 30 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that an extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered  
in the presence of

*[Signature]*  
W. McClinton  
(Witness)

*Edward Goodwin* (RSJ)  
EDWARD GOODWIN  
*Malinda Goodwin* (RSJ)  
MALINDA GOODWIN

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