

FILED
NOV 17 1983
S. C. 10000

VOL 1635 789

MORTGAGE

Date of recording
the amount of the loan

THIS MORTGAGE is made this 10 day of October 1983, between the Mortgagor, John T. Goldsmith and Eartha L. Goldsmith (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand Nine Hundred Thirty Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 10, 1985.

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 northern side of Glenn Road, in the County of Greenville, State of South Carolina, being shown and designated as the western portion of Lot 16, Section C of Glenn Farms prepared by H. S. Brockman, R.L.S., dated August 26, 1943 and recorded in the RMC of the Greenville County Courthouse in Plat Book M at Page 75, also being shown on a recent plat of T. L. Goldsmith, prepared by Campbell and Clarkson, R.L.S., dated January 15, 1973 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Glenn Road at the joint front corner of Lots 15 and 16 and running thence with the common line of said Lots, N 13-40 W 179.5 feet to an iron pin; thence along the rear line of Lot 16, S 83-23 E 56.8 feet to an iron pin; thence with a new line through Lot 16, S 13-45 E 178 feet to an iron pin on the northern side of Glenn Road; thence along said Road N 81-20 W 55 feet to an iron pin, the point of beginning.

The above-described property is conveyed subject to all restrictions, easements or right of ways existing or of record affecting said property.

The above-described property is the same conveyed to the Grantor by deed recorded in the RMC Office of the Greenville County Courthouse in Deed Book 421 at Page 433.

Derivation: This is the same property conveyed by deed of Thornton L. Goldsmith to Eartha L and John T Goldsmith, dated 3-19-73, recorded 3-21-73, in volume 970 at page 490 of the RMC Office for Greenville County, SC.

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which has the address of 513 Glenn Rd, Greenville, South Carolina 29607 (herein "Property Address");

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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