

GREENVILLE
Map #11042
S. C.
1-15-83
DUNN
R.M.C. ASLEY

MORTGAGE

Vol 1036 23908

THIS MORTGAGE is made this 22nd day of November 1983, between the Mortgagor Allen Dale Goodwin and Candis Ann Goodwin (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 22, 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 November 1, 2008.

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, situate, lying and being in the State and County aforesaid, in Austin Township, on the Southeast side of Old Georgia Road, containing 1.84 acres, more or less, as shown on plat of property of Allen Dale Goodwin prepared by C. O. Riddle, R.L.S., dated August 28, 1978, which plat is recorded in the R.M.C. Office for said County in Plat Book 6-T at page 38, and being more particularly described according to said plat as follows: Beginning at an old nail and cap in Old Georgia Road on line of property owned now or formerly by Van Buren Parker, and running thence with said Old Georgia Road N. 43-45 E. 293 feet to an old nail and cap in said road; thence with line of property owned now or formerly by H. H. Goodwin S. 36-08 E. 275.47 feet to an old iron pin, joint corner with property owned now or formerly by Griffith (Iron pin on line at 17.94 feet); thence with the line of said Griffith property S. 56-01 W. 380.1 feet to an old iron pin on line of said Parker property; thence with the line of said Parker property N. 12-38 W. 229 feet to the point of beginning (iron pin back on line at 34 feet). For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagors herein by Horace H. Goodwin by deed recorded in said Office on September 12, 1978, in Deed Book 1087 at page 162.

which has the address of _____ (Street) _____ (City) S. C. _____ (herein "Property Address"); (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 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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