

MORTGAGE

THIS MORTGAGE is made this 12th day of July 1984, between the Mortgagor, William R. Godfrey, Single (herein "Borrower"), and the Mortgagee, Freedlander, Inc. The Mortgage People, a corporation organized and existing under the laws of Virginia, whose address is 4020 West Broad St., Richmond, Virginia 23230 (herein "Lender").

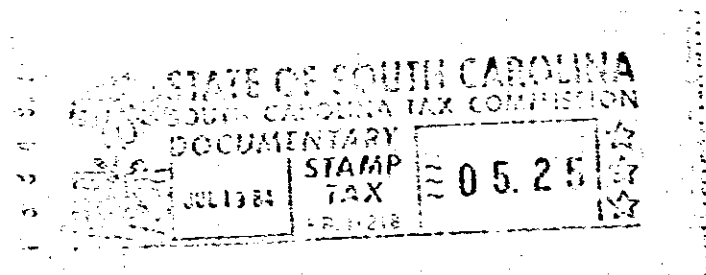
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Four Hundred Fifty Five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 18, 1994.

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Garrison Road, containing two (2) acres, as shown on plat entitled "Property of William R. Godfrey" made by Webb Surveying & Mapping Co., dated May, 1972, and recorded in the RMC Office for Greenville County in Plat Book 4Q, page 123, and having the following metes and bounds, to wit:

BEGINNING at point in center line of Garrison Road 600 feet West of the intersection of Garrison Road and Snow Road and running thence with Garrison Road S. 50-58 W. 290 feet to point in center line of Garrison Road; thence running S. 39-02 E. 300 feet to iron pin; running thence N. 50-58 E. 290 feet to iron pin; running thence N. 39-02 W. 300 feet to point of beginning.

This being same property conveyed to Mortgagor herein by deed of William K. Darby recorded in the RMC Office for Greenville County on June 13, 1972, in Deed Book 946, page 54.



which has the address of Route 3, Box 156 Pelzer, South Carolina 29669 (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 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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