

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Daniel H. Goff and Michele Goff

(hereinafter referred to as Mortgagor) is well and truly indebted unto Karen S. Marsh

(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

Ten Thousand Eight Hundred Fifty and No/100----- Dollars (\$ 10,850.00---) due and payable

In equal consecutive monthly installments of interest only at the rate set forth hereinafter, commencing September 1, 1984, and continuing on the first day of each month thereafter; with a final payment of the principal amount hereof, with any unpaid interest, to be due and payable in full on May 30, 1984.

with interest thereon from even date at the rate of twelve (12%) per centum per annum, to be paid: as set forth above.

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

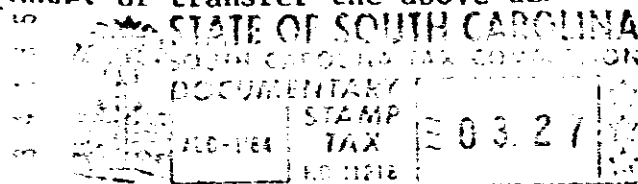
ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as Lot 66 on Plat of College Heights, which plat is duly recorded in the RMC Office for Greenville County, S. C. in Plat Book "P" at Page 75, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Columbia Circle at the joint front corner of Lots Nos. 66 and 67 and running thence with the line of Lot No. 67, S. 33-10 E., 150 feet to an iron pin in the line of Lot No. 75; thence with the line of Lots Nos. 75 and 76, S. 56-50 W. 75 feet to an iron pin at the joint rear corner of Lots Nos. 65 and 66; thence with the line of Lot No. 65 N. 33-10 W. 150 feet to an iron pin on the southern side of Columbia Circle at the joint front corner of Lots Nos. 65 and 66; thence with the southern side of Columbia Circle, N. 56-50 E. 75 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of the Mortgagee of even date to be recorded herewith.

This mortgage is junior in lien to the certain mortgage covering the above-described property originally executed by Todd J. Perry and Cheryl D. Perry in favor of Panstone Mortgage Service, Inc. recorded in the R.M.C. Office for Greenville County in Mortgage Book 1466 at Page 815, which mortgage was assigned to Engel Mortgage Company, Inc. as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1466 at Page 818. Mortgagors covenant and agree that any default by them whatsoever under the terms of said first mortgage shall constitute a default under the terms of this mortgage entitling Mortgagee, without further notice, to all remedies granted under the terms hereof in the event of default.

Mortgagee shall have the right to declare all sums secured by this mortgage to be immediately due and payable and to foreclose this mortgage in the event that Mortgagors sell, convey or transfer the above-described property or any interest therein.



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 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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