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BOOK 1373 PAGE 35

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 19 day of July, 1976, between the Mortgagor, William C. Good and Ruby L. Good (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two thousand four hundred & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, July, 2006

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: located north of Greer, S.C., on the Western side of Cannon Road and being shown and designated as all of Lot No. TWO (2) on Plat No. 1, of CANNON HILL, made for George W. Vaughn, by Wolfe & Huskey, Inc., surveyors, dated 9-23-75 and recorded in RMC Office for Greenville County in Plat Book 5D page 99, to which plat reference is hereby made for a more complete description, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on western side of Cannon Road, joint front corner of Lots 1 and 2 and runs thence as common line of said lots, S. 69-26 W. 317.43 feet to iron pin; thence N. 07-44 E. 61.5 feet to iron pin; thence N. 29-54 W. 80 feet to iron pin joint rear corner of Lots Nos. 2 and 3; thence as common line of said lots, N. 66-41 E. 266.41 feet to iron pin on western side of Cannon Road; thence with said road, S. 31-33 E. 60 feet to a point in center of said road; thence continuing with center of said road, S. 35-51 E. 90 feet to a point, the beginning.

Subject to all restrictions, rights of way, easements, zoning ordinances and set back lines and roads, of record, on the recorded plat or on the premises, if any.

This is the same property conveyed to mortgagors by deed of Charlie O. Wolfe, Inc., to be recorded in RMC Office in Deed Book 1039 at page 781, on the 19 day of July, 1976.

3.12.96



which has the address of Route 3, Box 12, Cannon Road Greer,
(Street) (City)
S. C. 29651 (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 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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