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Mortgage

DEEDS SECTION

MORTGAGE

Donald L. Van Riper
512 Pettigrew St.
GREENVILLE, SC 29601

First Mortgage on Real Estate

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: ROBERT W. and VIRGINIA

JOYCE GODFREY,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of _____ THIRTY FIVE THOUSAND and NO-ONE HUNDRETHS----- DOLLARS

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(\$ 35,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 25 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Greenville, being situate on the Northwest side of Buckingham Road, being shown as lot # 226 on plat of section B of Gower Estates, made by R. K. Campbell, surveyor, December 1961, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book XX at pages 36 and 37, and having according to the said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Buckingham Road at the joint front corner of lots # 225 and # 226, and running thence with the line of lot # 225, N. 51-52 W., 176.3 feet to an iron pin; thence N. 27-09 E., 80 feet to an iron pin; thence along the line of lot # 227 S. 64-28 E., 189 feet to an iron pin on the Northwest side of Buckingham Road; thence with the curve of Buckingham Road (the chord being S. 34-46 W., 120 feet) to the beginning corner.

ADDRESS of this property is known as 118 Buckingham Road, Greenville, South Carolina, 29607.

THIS CONVEYANCE is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights-of-way, if any affecting the above-described property.

DERIVATION: The above-described property is the same as was conveyed to the mortgagors by a deed from Samuel B. and Nancy B. White, in a deed recorded in the R. M. C. Office for Greenville County on August 26, 1976, in Deed Book 1041 at page 898

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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