

MORTGAGE

1444 519

GREENVILLE CO. S. C.

SEP 13 2 41 PM '78

THIS MORTGAGE is made this 15th day of September 1978, between the Mortgagor, Rodger Dale Godfrey and Sandra B. Godfrey (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

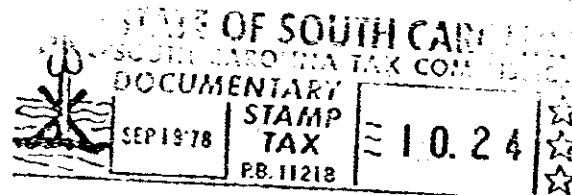
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2003

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 County of Greenville, State of South Carolina, being known and designated as Lot 29, of Section I, Brookwood Forest, as shown on plat thereof made by C. C. Jones, Nov., 1962, recorded in the RMC Office for Greenville County, South Carolina in Plat Book XX, at Page 97, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Bond Street, joint front corner of Lots 28 and 29, and running thence along the joint line of said Lots, N. 89-05 W. 163.5 feet to the center line of a branch witnessed by an iron pin 8 feet, more or less, back on line; thence down the center of said branch, a traverse line being N. 14-30 W. 127 feet to a point in said branch, the joint rear corner of Lots No. 29 and 30; thence along joint line of said Lots, passing an iron pin at 10 feet, more or less, S. 79-46 E. 204.7 feet to an iron pin on the western side of Bond Street; thence along the western side of Bond Street S. 3-44 W. 80 feet to an iron pin; thence continuing along the western side of Bond Street S. 0-55 W., 10 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Willis C. Ledford recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.



which has the address of 3 Bond Street Taylors, South Carolina 29687 (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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