

FILED
GREENVILLE CO. S. C.
Nov 12 3 52 PM '82
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1585 PAGE 795

MORTGAGE

THIS MORTGAGE is made this 8th day of November, 1982, between the Mortgagor, Wayne C. Godshall, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

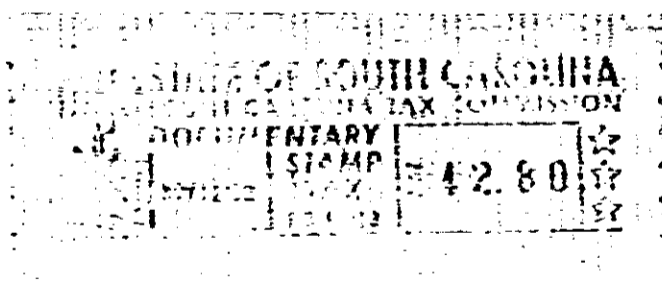
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Seven Thousand and no/100 (\$107,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2012;

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 lot of land situate, lying and being on the easterly side of Rockingham Road near the City of Greenville, South Carolina, being designated as Lot No. 24 on a plat of "Barksdale" made by Dalton & Neves, Engineers, dated December, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ at pages 118-119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Rockingham Road, joint front corner of Lots 23 and 24 and running with the line of Lot 23 S77-52E, 250 feet to an iron pin, joint rear corner of Lots 23, 24, 36 and 37, thence along the rear line of Lot 36 S09-45W 140 feet to an iron pin, thence along the line of Lot 25 N80-04W 255.6 feet to an iron pin on Rockingham Road, joint front corner of Lots 24 and 25, thence along Rockingham Road N12-03E 150 feet to an iron pin, the beginning corner.

This is that property conveyed to Mortgagor by deed of John O. Alexander recorded March 16, 1973 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 970 at page 164.



which has the address of 107 Rockingham Road Greenville,
(Street) (City)
South Carolina 29607 (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 seized 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.