

MORTGAGE

This mortgage is subject to the terms and conditions of the National Home Loan Act.

FILED GREENVILLE S.C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

APR 12 3 06 PM '83

DONNIE S. SPILLERSLEY

MORTGAGEE'S ADDRESS: P. O. Drawer F-20 Florence, S. C. 29503

TO ALL WHOM THESE PRESENTS MAY CONCERN,

Fred S. Goodspeed and Martha Goodspeed of 7 Emile Ave., Greenville, S. C. 29611 hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Bankers Mortgage Corporation

a corporation organized and existing under the laws of South Carolina hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty-One Thousand Nine Hundred Fifty and No/100 Dollars (\$ 31,950.00)

with interest from date at the rate of twelve per centum (12.0 %) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Twenty-Eight and 77/100 Dollars (\$ 328.77) commencing on the first day of June 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, 2013

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, and being known and designated as Lot 8 on a plat prepared by Freeland & Associates, R.L.S.#4781, dated April 5, 1983, reference to which is hereby made for a more complete and accurate description and being thereon more fully described according to said plat as follows, to-wit:

BEGINNING at an iron pin on Emile Avenue, joint corner with Lots 8 and 11, and running thence along Emile Avenue S40-30E 75.0 ft. to an iron pin; thence leaving Emile Avenue and running along property line of Lot 7, S49-30W 175.0 ft. to an iron pin, joint corner with Lots 7, 6, 8, and 9; thence running along property line of Lot 9 N40-30W 75.0 ft. to an iron pin, joint corner with Lots 8, 9, 10, and 11; thence running along property line of Lot 11 N49-30E 175.0 ft. to the point of BEGINNING, and being bounded on the Northeast by Emile Avenue, on the Southeast by Lot 7, on the Southwest by Lot 9, and on the Northwest by Lot 11.

THIS being the same property conveyed by deed of J. W. Spillers to Fred S. Goodspeed by deed recorded April 23, 1982 in Vol. 1165 at page 805 in the Office of the Clerk of Court for Greenville County, South Carolina.

OFFICE OF THE CLERK OF COURT GREENVILLE COUNTY SOUTH CAROLINA DOCUMENTARY TAX \$ 12.00

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.