

First Federal Post Office Drawer 408, Greenville, South Carolina 29602

GREENVILLE S.C.

DEC 1 11 17 AM '82

DONNIE BANKERSLEY

# MORTGAGE

THIS MORTGAGE is made this 19th day of November, 1982, between the Mortgagor, Marilyn S. Goodson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 ten thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 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 Dec. 1, 1992.....;

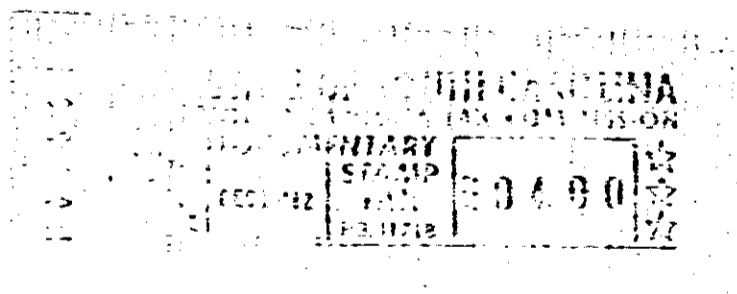
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

Being known and designated as Lot No. 42 of a subdivision known as McSwain Gardens, a plat of which is of record in the RMC Office for Greenville County in Plat Book GG, Page 75 and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Linwood Avenue at the joint front corner of Lots 41 and 42, and running thence S. 10-00 E. 150.2 feet to a point at the joint rear corner of Lots 41 and 42; thence S. 78-23 W. 100.05 feet to a point at the joint rear corner of Lots 42 and 43; thence N. 10-00 W. 153 feet to a point on the southern side of Linwood Avenue at the front corner of Lots 42 and 43; thence with the southern side of Linwood Avenue, N. 80-00 E. 100 feet to the point of beginning.

This being the same property conveyed to Marilyn S. Goodson by deed of Jay R. Lunceford and Mary G. Lunceford dated April 29, 1976 and recorded April 30, 1976 in Deed Book 1035 at Page 516 in the RMC Office for Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed by Marilyn S. Goodson to First Federal Savings and Loan of South Carolina which mortgage is recorded in the RMC Office for Greenville County in Book 1366 at Page 474 and dated April 26, 1976 and recorded April 30, 1976.



which has the address of 106 Linwood Avenue Greenville, (City)  
SC 29615 (State and Zip Code) (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 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.

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