

First Federal
P. O. Box 408
Greenville, S.C. 29602

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MAY 24 11 47 AM '83
DONNIE S. ...
R.M.C. ...

MORTGAGE

THIS MORTGAGE is made this 20th day of May, 1983, between the Mortgagor, Thomas D. Goodjione and Ruby L. Goodjione

, (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 ~~Four Thousand Six Hundred Seventy Five and 96/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated May 20th, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May, 1986

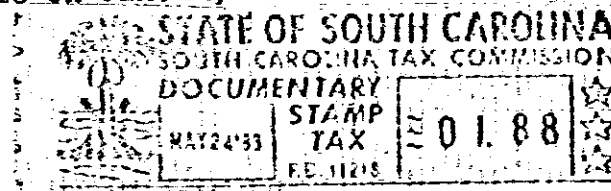
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 52 on Plat entitled "Magnolia Acres", prepared by Piedmont Engineering Service, dated February 1955, and recorded in the Greenville County R.M.C. Office in Plat Book GG at Page 133, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Fleetwood Drive at the joint front corner of Lots 52 and 72 and running thence N. 21-10 W., 112 feet to a point; thence S. 40-03 W., 120.5 feet to a point on Cool Brook Drive; thence along Cool Brook Drive S. 49-50 E., 149 feet to a point; thence on an angle around the northwestern corner of the intersection of the rights-of-way of Cool Brook Drive and Fleetwood Drive, the chord of which is S. 2-00 W., 39 feet to an iron pin on the northern side of Fleetwood Drive; thence S. 66-16 W., 52.6 feet to a point; thence S. 68-50 W., 109 feet to an iron pin, the point and place of beginning

This being the same property conveyed to the mortgagor herein by deed of Charles E. and Barbara Stroud and recorded in the RMC Office for Greenville County on January 26, 1979 in Deed Book 1096 at Page 33.

This is a second mortgage and is junior in lien to that mortgage executed to Thomas D. Goodjione and Ruby L. Goodjione, which mortgage is recorded in the RMC Office for Greenville County in Book 1456 at Page 728 on Jan. 26, 1979 and re-recorded on February 2, 1979 in same book and page.



which has the address of 100 Fleetwood Drive, Greenville, South Carolina 29607

(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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