

MORTGAGE

12-3193753

THIS MORTGAGE is made this 1st day of December, 1983, between the Mortgagor, James H. Godfrey and Nina C. Godfrey, (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 Nine thousand eighty two and sixty four cents (9,082.64) Dollars, which indebtedness is evidenced by Borrower's note dated 12-01-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 05-30-84

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, with any and all improvements thereon, lying, being and situate in the State of South Carolina, County of Greenville, and being designated as Lot No. 21 and containing 2.88 acres, more or less, as shown on a survey of "Woodforest" prepared for East Greenville County Farms, Inc., dated June 24, 1980 and recorded May 7, 1981, in the RMC Office for Greenville County in Plat Book 7X at page 100, reference being made to such plat for the metes and bounds of such lot.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to the mortgagor(s) herein by deed of George Morice Smith, et al and recorded in the RMC Office for Greenville County on 5-6-83 in Deed Book 1182, and page 812.

REC'D
DECEMBER 13 1983

which has the address of Rt 5 Tracey Trail Greer
SC 29651 (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.