

FILED  
MAR 23 9 10 AM '84  
DONNIE S. WILKINSON  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 27th day of March, 1984, between the Mortgagor, Danny J. Goodwin and Judy C. Goodwin, (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 ~~Ninety-Five Thousand~~ and ~~00/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated March, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ~~April 1,~~ 2014.

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being know and designated as Lot # 45, as shown on a plat prepared by R.B. Bruce, R.L.S. #1952, dated August 14, 1980, and recorded in the RMC Office for Greenville County in Plat Book 8-D at Page 58, and having the following metes and bounds, to-wit:

BEGINNING at Oakfern Drive, the northermost side, and running thence 198.72 feet N. 27-48 W to an iron pin at the corner of Lots No 44 and 45, and 46; thence N. 84-12-42 E, 161.84 feet to an iron pin; thence along Oakfern Court S.16-48 E, 105.0 feet; thence continuing S. 27-48 E., 10.0 feet' thence S. 17-12 W. 35.36 feet to a pin on Oakfern Drive; thence S. 62-12 W. 105.0 feet to the point of Beginning.

This is the same property conveyed unto the grantor herein by Deed of Robert M. Brantley Jr., and June L. Brantley as recorded in the RMC Office for Greenville County in Deed Book 1131 at page 758, dated August 21, 1980.

The above conveyance is subject to all rights of way, easements, and protective covenants affecting same appearing upon the public records of Greenville County.

STATE OF SOUTH CAROLINA  
RECORDS AND DEEDS COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 30.00

which has the address of 101 Oakfern Court Simpsonville,  
(Street) (City)  
South Carolina (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.

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