

FILED
GREENVILLE CO. S.C.

SEP 2 4 08 PM '82

DONNIE S. TANKERSLEY
R.M.C.

First Federal of South Carolina
PO Drawer 408
Greenville, SC 29602

MORTGAGE

BOOK 1579 PAGE 630

THIS MORTGAGE is made this 30th day of August,
1982, between the Mortgagor, Tim D. and Barbara B. Goodpaster

, (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 11,700.00 (Eleven thousand seven hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 September 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.

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown as property of Doyle H. Nicholson on plat prepared by Dalton & Neves, Architect, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Pine Knoll Drive at the joint front corner of property now or formerly belonging to Nicholson, thence with the east side of Pine Knoll Drive, S 41-45 E.100 feet to an iron pin; thence, N 53-47 E 373.3 feet to an iron pin; thence N 78-42 W 169.25 feet to an iron pin in Nicholson line; thence with the Nicholson line, S 48-24 W 269.8 feet to the beginning point.

This being the same property conveyed to the mortgagor by deed of Cecil C. Betts and Frances S. Betts recorded in the RMC Office for Greenville County on August 31, 1979 in Deed Book 1110 at page 610.

This is a second mortgage and is junior in lien to that mortgage executed by the above named mortgagors to First Federal on August 31, 1979 in Mortgage book 1479 at page 254.

RECORDED
GREENVILLE COUNTY
SOUTH CAROLINA
SEP 1 1982
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which has the address of 226 Pine Knoll Drive Greenville,
(Street) (City)
South Carolina 29609 (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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