

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 28th day of September, 1976, between the Mortgagor, Louie Johnson (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 28th, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, December, 2001

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: in Chick Springs Township, lying and being on Frowhawk Street, in the Town of Greer, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of lot on the Hawkins line and runs thence along the Hawkins line 68 feet; thence along the W.C. Taylor line 210 feet to Frowhawk Street; thence along Frowhawk Street 68 feet to an iron pin; thence along the Edwards line 210 feet to the beginning corner.

Subject to all roadways, easements, restrictions, rights of way and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Louie Johnson by deed recorded in RMC Office on July 14, 1976 in Deed Book 1039 page 573, and inherited by Louie Johnson from Annie May Johnson, deceased, see Probate Court Records, Greenville County File No. 858 apartment 3. (also see, Deed Book 10-39 page 570; and, Deed Book 191 page 278; and, Deed Book 191 page 277; and, Deed Book 192 page 212, RMC Office for Greenville County-(285-G14-3-92).

5.6.07



which has the address of 116 Spring Street, Greer, S.C. 29651 (herein "Property Address"); (Street) (City) (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 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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