

FILED
GREENVILLE CO. S. C.

OCT 31 9 48 AM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1414 PAGE 478

THIS MORTGAGE is made this 28 day of October, 1977, between the Mortgagor, JAMES T. JOHNSON AND DEIDRE G. JOHNSON (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY FOUR THOUSAND SIX HUNDRED FIFTY AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

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 known and designated as Lot No. 16 of Berea Forest, Section 2 as shown on a plat prepared by Piedmont Engineers and Architects dated April 14, 1972 recorded in the RMC Office for Greenville County in Plat Book 4N at Pages 76 and 77 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern edge of Berea Forest Circle at the joint front corner of Lots 16 and 17 and running thence, S. 60-55 W., 130.0 feet to an iron pin; thence N. 29-05 W., 95.0 feet to a point on unnamed street; thence with said street, N. 60-55 E., 105.0 feet to an iron pin at the intersection of Berea Forest Circle; thence with said intersection, N. 74-05 E., 35.35 feet to an iron pin on Berea Forest Circle; thence with Berea Forest Circle, S. 29-05 E., 70.0 feet to an iron pin being the point of beginning.

This is the same property conveyed to mortgagors by Deed of Tommy M. Griffin and Jackie C. Griffin dated October 28, 1977 recorded October 31, 1977 in Deed Book 1067 at Page 565 in the RMC Office for Greenville County.



which has the address of 400 Berea Forest Circle, Greenville, South Carolina (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.

4328 RV-2