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GREENVILLE CO. S. C.

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# MORTGAGE

GONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 27th day of April, 1979, between the Mortgagor, Allen L. Johnson and June Bryant Johnson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Eighteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1989.....;

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 piece, parcel or lot of land situate, lying and being on the southwestern side of Welcome View Drive in Greenville County, South Carolina being a portion of property shown on a plat entitled PROPERTY OF MRS. JULIA G. SCOTT made by R. K. Campbell dated January, 1959, revised August 1, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WW at Page 14 and having according to a more recent survey thereof entitled SURVEY FOR A. L. JOHNSON made by Robert R. Spearman dated April 20, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Welcome View Drive in or near the center of a creek (said iron pin being located 253.7 feet in a southerly direction from the center line of Highway No. 81 at the intersection of said highway and Welcome View Drive) and running thence along the creek as the center line the traverse of which is S. 63-35 W. 159.35 feet to an iron pin; thence S. 26-14 E. 110.74 feet to an iron pin; thence S. 31-19 E. 140.0 feet to an iron pin; thence N. 59-00 E. 170.78 feet to an iron pin on the southwesterly side of Welcome View Drive; thence along the southwesterly side of Welcome View Drive N. 30-39 W. 204.98 feet to an iron pin and N. 39-19 W. 33.0 feet to an iron pin, the point of beginning.

The above property is a portion of the same property conveyed to the mortgagors by deed of Julia G. Scott recorded August 9, 1960 in Deed Book 656 at Page 334 and by deed of Julia G. Scott recorded July 1, 1976 in Deed Book 1038 at Page 965.

which has the address of Route 11, Box 343, Welcome View Drive, Greenville, (Street) (City) S. C. 29611 (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 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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