

102 West Curtis Street, Simpsonville, S. C. 29681

BOOK 1182 PAGE 291

MORTGAGE

GRANTEE FILED
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THIS MORTGAGE is made this 26th day of September 1979, between the Mortgagor, Sheila C. Johnson (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

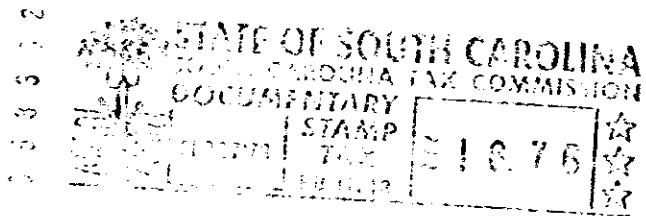
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2009

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 State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 20 on plat of Pine Tree, recorded in Plat Book 5D at page 63 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Needles Drive at the joint front corner of Lots 20 and 21 and running thence with the joint line of said lots, N. 43-02 E. 145.6 feet to an iron pin; thence along the joint line of Lots 19 and 20, S. 15-00 E. 160 feet to an iron pin on Needles Drive; thence along said Drive, S. 75-00 W. 80 feet to an iron pin; thence N. 66-19 W. 39.05 feet and N. 27-37 W. 60 feet to an iron pin, the point of beginning.

Being the same property conveyed by Builders & Developers, Inc., by deed recorded herewith.



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which has the address of Lot 20 Needles Drive, Simpsonville, S. C. 29681 (Street) (City) (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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