

MORTGAGE

BOOK 1509 PAGE 448

FILED
1980
AUG 11 1980

THIS MORTGAGE is made this 1st day of August 1980 between the Mortgagor, Ernest M. Yohn and Marie Pace Yohn, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 E. Washington Street, Greenville, S.C. (P.O. Box 10148) (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2010

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 the City of Greenville, on the southeast side of Woodland Way and having according to plat made by Piedmont Engineering Service on August 30, 1949, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Woodland Way, at the joint front corner of property of Janie B. Roberson, said iron pin also being 320 feet in a northeasterly direction from a 20-foot alley now closed (see Deed Book 467, Page 365), and running thence with the southeast side of Woodland Way N. 57-30 E. 100 feet to an iron pin, joint front corner of property herein conveyed and property of Josephine W. Patton; thence along the line of the Patton property S. 31-30 E. 256.4 feet to an iron pin on the northwest side of Hemlock Drive, joint rear corner of property herein conveyed and property of Josephine W. Patton; thence along the northwest side of Hemlock Drive, S. 59-29 W. 75 feet to an iron pin on Hemlock Drive, joint rear corner of property herein conveyed and property of Janie B. Roberson; thence along the line of said Roberson property N. 36-35 W. 254.3 feet to an iron pin on the southwest side of Woodland Way, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Mary S. Guess dated July 9, 1980 and recorded simultaneously herewith.

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which has the address of 16 Woodland Way Circle, Greenville, South Carolina (herein "Property Address");

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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