



44910

MORTGAGE

BOOK: 1518 PAGE: 142

THIS MORTGAGE is made this 6th day of July 19. 81, between the Mortgagor, William A. Johnson and Linda B. Johnson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven-Thousand Ninety-Three and 92/cents Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 1981 (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, 1985

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 in the State of South Carolina, County of Greenville, on the southeastern side of Rison Road, being shown as Lot 5 on Plat of Property Geneva E. Arrowood, prepared by Webb Surveying and Mapping Company, June 17, 1965, recorded in Plat Book KKK at page 115, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Rison Road, at the joint front corner of Lots 5 and 6, and running thence with line of Lot 6, S. 58-35 E. 159.5 feet to an iron pin at the joint rear corner of Lots 5 and 6; thence S.44-30 W. 28.3 feet to an iron pin; thence S. 0-57 W. 92.6 feet to an iron pin at the rear of Lots 4 and 5; thence with line of Lot 4, N. 54-15 W. 193.5 feet to an iron pin on the southeastern side of Rison Road; thence with line of said Road, N. 27-35 E. 95 feet to the beginning corner. Being a portion of the same property conveyed to the grantor by deed recorded in Deed Book 784 at Page 523.

This is the same property conveyed by John E. Galloway Deeded to William A. Johnson, Jr. and Linda B. Johnson, dated 2-10-66, recorded 2-15-66, Volume 792 at Page 04 of the RMC Office of Greenville County South Carolina.

which has the address of 5 Rison Rd., Greenville, S.C., 29611 (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 seized 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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