

GR: FILED
CO. S. C.
OCT 7 3 24 PM '81
DONNE BANKERSLEY
R.M.C.

BOOK 1554 PAGE 723

MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1981, between the Mortgagor, Robert H. & Nancy S. 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 \$12,300.00 (Twelve thousand three hundred and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 1, 1991.....;

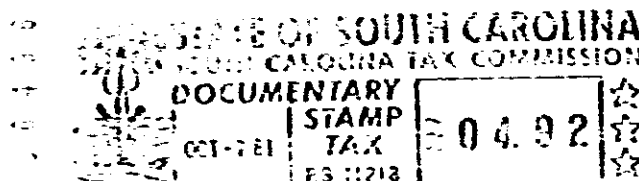
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter to be constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, near the Town of Taylors, South Carolina, on the Southeasterly corner of the intersection of East Heathwood Drive and Heathwood Drive being shown as lot no. 59 on the Plat of Heathwood as recorded in the RMC office for Greenville County, SC, in Plat Book KK, at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Heathwood Drive, joint front corner of Lots nos. 58 and 59 and running thence with the common line of said lots S. 9-54 209.2 feet to an iron pin; thence across the rear line of lot no. 59 N. 80-06 W. 105 feet to an iron pin on the eastern side of Heathwood Drive; thence with said drive 9-54 E. 177.7 feet to an iron pin at the southeastern corner of the intersection of Heathwood Drive and East Heathwood Drive; thence with the curve of said intersection, the chord being N. 57-12 E. 54.3 feet to a point on the southern side of East Heathwood Drive; thence with said drive S. 75-29 E. 65.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of James R. Lyon and Janice S. Lyon and recorded in the RMC office for Greenville county on June 1, 1976 in Deed book 1037 at page 213.

This is a second mortgage and is Junior in Lien to that mortgage executed by Robert H. and Nancy S. Johnson to First Federal Savings and Loan Association which mortgage is recorded in RMC office for Greenville County in book 1368 at page 985 and recorded on June 1, 1976.



which has the address of 103 Heathwood Drive, Taylors,
(Street) (City)
SC 29687 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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