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DONALD W. HANSEN
R.M.C.**MORTGAGE**

THIS MORTGAGE is made this 18th day of December, 1981, between the Mortgagor, C. Eston Johnson and Debbie M. 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 \$49,250.00 Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 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 January 1, 2011.....;

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 any and all improvements thereon, lying, being in situate in Greenville County, South Carolina, being shown and designated as Lot No. 12 on a plat entitled "Revised Map, Weehawken Hill" recorded in Plat Book 4-F at Page 50 in the R.M.C. Office for Greenville County, South Carolina, and having according to a more recent plat entitled "Property of Clifton G. Rickard and Martha M. Rickard", prepared by C. O. Riddle, registered surveyor, dated June 1976, which plat is incorporated herein by reference, the following metes and bounds, to wit: Beginning at an iron pin on the Eastern side of Weehawken Circle at the joint front corner of Lots 12 and 13, and running thence along the Eastern side of Weehawken Circle N 30-12 W seventy-five (75') feet to an iron pin, joint front corner Lots 12 and 11; Thence N 44-32 E one hundred ninety five and nine-tenths (195.9') feet to an iron pin, Joint rear corner Lots 12 and 11; thence S52-08 E forty-four and nine-tenths (44.9') feet to an iron pin; thence S 27-23 E one hundred thirty five and one-tenth (135.1') feet to an iron pin, joint rear corner of Lots 12 and 13; thence S 73-55 W two hundred five and three-tenths (205.3') feet to an iron pin, the point of beginning.

This property is subject to those certain covenants and restrictions recorded October 15, 1968 in Deed book 854 at Page 149, and revised in that instrument recorded March 4, 1971 in Deed Book 910 at Page 19. This property is also subject to all easements and rights of way as will appear of record or will appear by an inspection of the property. (See Attachment "A")

which has the address of 23 Weehawken Circle Taylors,
(Street) (City)
South Carolina 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 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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