

GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of February, 1983, between the Mortgagor, Barbara B. Johnson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

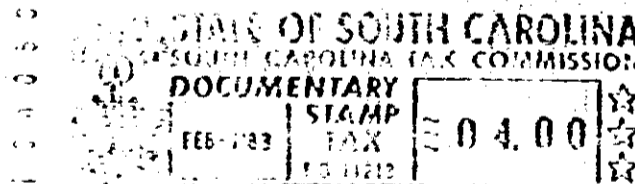
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March, 1988.....;

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, situate, lying and being in the City and County of Greenville, State of South Carolina on the western side of Robinson Street, being known and designated as Lot "E" on a plat of the property of H. J. Martin, prepared by Dalton & Neves, Engineers, December, 1929, and recorded in the R.M.C. Office for Greenville County in Plat Book G at Page 255, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the western side of Robinson Street, 100 feet south of Randolph Street, joint front corner of Lot "D", and running thence with the line of said lot, N. 85- 00 W., 130 feet to an iron pin on line of Lot "B"; thence with the line of said Lot "B", S. 2-20 W., 48.6 feet to an iron pin in the line of lot conveyed by Stella D. Stone to Lonibel Celand; thence with Celand's line, S. 84-55 E., 130 feet to an iron pin on Randolph Street; thence running with said street N. 2-20 E., 48.4 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Barbara T. Janes of even date herewith recorded in the R.M.C. Office for Greenville County in Deed Book 1182 at Page 153 on the 7 day of February, 1983.



which has the address of 211 Robinson Street Greenville, South Carolina 29609 (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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