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APR 27 3 50 PM '83  
DONNIE S. TAMMENSLEY  
R.M.C.

P.O. Box 408  
Greenville, SC 29601

BOOK 1604 PAGE 5

## MORTGAGE

THIS MORTGAGE is made this 18th day of April, 1983, between the Mortgagor, Phillip W and Tempie S. 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 Three Thousand One Hundred Fifty and 00/1000 Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 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 May 1, 1986.....;

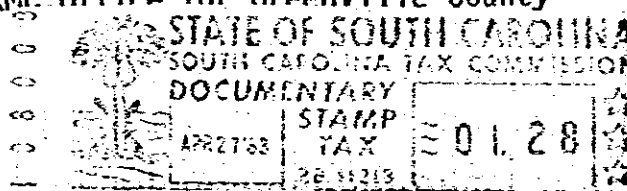
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, being shown and designated as a total acreage of 2.29 acres (2.07 acres excluding portion of County Road), and having according to a plat entitled "Property of Twyman D. Jones" prepared by C. O. Riddle, Dated November 6, 1962, such metes and bounds, to-wit:

Beginning at a point in center of County Road, which point is located S. 74-15 E. 18 feet from an old iron pin and running thence with center of County Road, S. 7-41 W. 540.5 feet to a point; thence with other property now or formerly of Twyman D. Jones, N. 88-50 W. 215.6 feet (passing over iron pin at 19.7 feet on line) to iron pin on line of property now or formerly of Virgil Baldwin; thence with property now or formerly of Mrs. H. F. Baldwin, N. 16-19 E. 475.4 feet to old iron pin on line of property now or formerly of R. Pitts, which iron is located within right-of-way of Duke Power Company power line; thence with line of property now or formerly of R. Pitts, S. 74-15 E. 135 feet to a point in center of County Road, the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Tommy R. Kellett and Annie Mae Kellett, and recorded in the RMC Office for Greenville County, on May 19, 1978, in Deed Book 1079, and page 504.

This is a second mortgage and is junior in lien to that mortgage executed by Phillip W. Johnson and Tempie S. Johnson, in favor of First Federal of South Carolina, which mortgage is recorded in the RMC Office for Greenville County in Book 1432, and page 564.



which has the address of Route 3 Hammond Road Simpsonville,  
(Street) (City)  
South Carolina 29681 (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.