

FILED
GREENVILLE
SEP 8 11 03 AM '83

MORTGAGE

THIS MORTGAGE is made this 18th day of August, 1983, between the Mortgagor, Johnny Lotton 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, Two hundred thirty seven dollars and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 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 Chick Springs Township, said State and County, near Pleasant Grove Baptist Church, being shown and described as Lot No. 11 on a plat of property of the J. M. Mattox Estate, prepared by H. S. Brockman, Surveyor, November 6, 1952, amended February 25, 1956, duly recorded in Plat Book JJ at page 137, R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING at a stake on the western edge of State Highway No. 14, joint front corner Lots Nos. 11 and 12, and running thence as dividing line between said lots N. 85-19 W. 209 feet to a stake, joint corner Lots Nos. 12, 36 and 37; thence with the line of Lot No. 37, S. 4-41 W. 80.6 feet to a stake; thence S. 79-48 E. 210 feet to a stake on the western edge of State Highway No. 14; thence with the western edge of said highway N. 4-41 E. 100 feet to the point of beginning.

THIS conveyance is subject to all restrictions, zoning ordinances, set-back lines, roadways, easements and rights of way of record, if any, affecting the above described property.

THIS is a Second Mortgage and is junior in lein to that mortgage executed by Johnny Lotton Johnson to First Federal of South Carolina (formerly known as Greer Federal Savings and Loan Association), recorded in the R.M.C. Office for Greenville County on April 17, 1978, in Book 1428, page 956.

DERIVATION: See Deed of R. Scott Bailey, dated 14 April 77 and recorded in DB 1077, Pg. 200.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DO-UTILITY
STAMP
SEP-83 TAX 301.32
RECEIVED

which has the address of Route 5 Greer,
(Street) (City)
SC 29651 (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.

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