

MORTGAGE

Documentary Stamps are figured on the amount first paid \$ 7593.09

THIS MORTGAGE is made this 13th day of January 19 84, between the Mortgagor, Roy F. Johnson and Carolyn O. Johnson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand, six hundred fifty dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 1989

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 piece, parcel, or lot of land in Paris Mountain Township, County of Greenville, State of South Carolina, located on the Northwest side of E. Perry Rd. and being shown and designated as all of lot number SEVENTEEN (17) and the adjoining one-half (1/2) of lot number SIXTEEN (16) on plat of property entitled "LEAWOOD HILLS" made by Terry T. Dill, surveyor, dated October 1958 and having the following courses and distances, to wit:

Beginning at the joint front corner of lots 17 and 18 on the Northwest side of E. Perry Road and running thence as the common line of lots 17 and 18, N 46-38 W., 111.6 feet to pin on Floyd Estate; thence with said estate, N. 43-15 E., 150 feet to point on the rear line of lot No. 16, corner of Glenn E. Rogers; thence through the center of lot No. 16, S. 46-38 E., about 111.9 feet to the northwest side of E. Perry Road; thence along said road, S. 43-22 W., 150 feet to the beginning corner.

Property conveyed subject to any easements and restrictions of record.

This is that same property conveyed by deed of E.H. Batson to Roy and Carolyn Johnson, dated 7-27-1974, recorded 8-7-1974, in volume 1004 at page 412 of the RMC Office for Greenville, County S.C.

which has the address of 1045 E. Perry Rd. Greenville (Street) (City) S.C. 29609 (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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