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GREENVILLE, S.C.

JUN 12 11 57 AM '84

MORTGAGE

VOL 1667 PAGE 323

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 11th day of June, 1984, between the Mortgagor, TOWNES B. JOHNSON COMPANY, INC.

, (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").

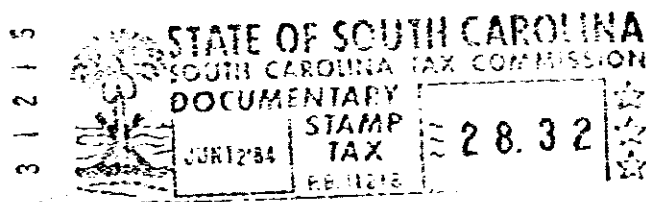
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand Eight Hundred & No/100 (\$70,800.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 11, 1985;

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, together with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Northern side of Doverdale Road, and being known and designated as Lot No. 115 as shown on plat of Brookfield East, Section II, dated March 13, 1981, revised May 12, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-P, at Page 1, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Doverdale Road, at the joint front corner of Lots Nos. 115 and 116, and running thence with the joint line of said lots, N. 15-58 E. 150.00 feet to an iron pin at the joint corner of Lots Nos. 115, 112 and 113; thence with the line of Lot No. 113, S. 74-02 E. 79.55 feet to an iron pin at the joint rear corner of Lots Nos. 114 and 115; thence with the joint line of said lots, S. 2-14 W. 147.79 feet to an iron pin on the Northern side of Doverdale Road; thence with the Northern side of Doverdale Road, the following courses and distances: N. 30-54-11 W. 53.79 feet to an iron pin; thence N. 74-02 W. 61.23 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Dee A. Smith Company, Inc., and The Vista Co., Inc., dated June 11, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1214, at Page 722, on June 12, 1984.



which has the address of Lot 115, Doverdale Road Greenville,
(Street) (City)

S. C. 29615 (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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