

Vol 1876 11521

AUG 7 3 57 PM '84
DORRIS W. WHELEY

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on August 6, 1984. The mortgagor is TOWNES B. JOHNSON COMPANY, INC. ("Borrower"). This Security Instrument is given to First Federal Savings and Loan Association of South Carolina, which is organized and existing under the laws of the United States of America, and whose address is 301 College Street, Greenville, South Carolina 29601 ("Lender").

Borrower owes Lender the principal sum of Seventy-Three Thousand Six Hundred and No/100 Dollars (U.S. \$73,600.00--). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 6, 1985. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, 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 Southeastern side of Atherton Way, and being known and designated as Lot No. 68 as shown on plat of Section Number One, Devenger Pointe, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F, at Page 59, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Atherton Way, at the joint front corner of Lots Nos. 68 and 69, and running thence with the joint line of said lots, S. 57-01 E. 140 feet to an iron pin in the line of Lot No. 70; thence with the line of Lot No. 70, S. 32-59 W. 90 feet to an iron pin at the joint rear corner of Lots Nos. 67 and 63; thence with the joint line of said lots, N. 57-01 W. 140 feet to an iron pin on the Southeastern side of Atherton Way; thence with the Southeastern side of Atherton Way, N. 32-59 E. 90 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, A South Carolina Partnership, dated August 6, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1315, at Page 590, on August 7, 1984.

which has the address of Lot 68, Atherton Way, Devenger Pointe, Greer, South Carolina 29651 ("Property Address");
[Street] [City] [Zip Code]

400 8 1801

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.