

MORTGAGE

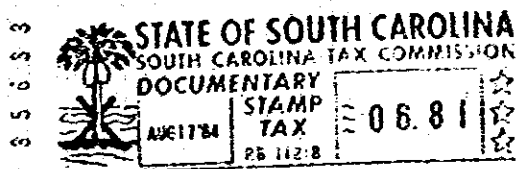
THIS MORTGAGE is made this 13th day of August 1984, between the Mortgagor, LUTHER C. JOHNSON (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of TWENTY TWO THOUSAND, SIX HUNDRED, FORTY EIGHT & 11/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 15, 1994

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 lot of land in said State and County, consisting of all of Lot 53 and the northerly three feet of Lot 55 on plat entitled, "PINE BROOK", by W. N. Willis, recorded in Plat Book Z at page 148 in the RMC Office for Greenville County. The subject property fronts on the northeasterly side of Brewster Drive a distance of 78 feet.

THIS is the identical property conveyed to Lucille C. Johnson by deed of John T. Langston, Jr., recorded in Deed Book 876 at page 15 on September 16, 1969. Said Lucille C. Johnson died intestate on April 30, 1983, survived by the mortgagor as her sole heir at law, as appears by reference to Apartment 1755, File 13 in the Office of Probate Court for Greenville County.



which has the address of 10 Brewster Drive, Taylors, SC 29687 (Street) (City) (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.

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