

RECORDED
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DONNE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of June 1979, between the Mortgagor, James Richard Johnson, Jr. & Susan S. Johnson (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

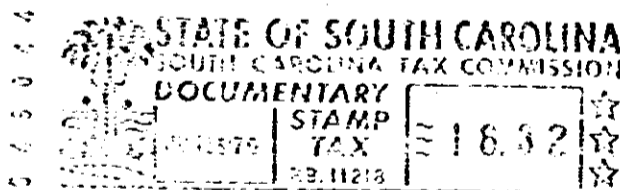
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand seven hundred fifty & 00/100 (\$40,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June, 2009.

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, situate, lying and being on Lot 66 Brandon Court, POWDERHORN Subdivision, being shown on plat made by Piedmont Engineers & Architects, dated July 26, 1973 and recorded in the RMC Office for Greenville County, S.C., in Plat Book 4X at Page 95, and having, according to said plat the following metes and bounds description;

BEGINNING at an iron pin on the northwestern side of Brandon Court, joint front corner of Lots 65 & 66; running thence with joint line of said lots, N. 52-03 W., 150 feet to an iron pin, joint rear of said lots; thence S. 2-02 W., 165.2 feet to an iron pin; thence running N. 75-20 W., 130 feet to an iron pin on the northwestern side of Brandon Court; thence with Brandon Court the following: N.2-21 W., 40 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to Mortgagors by deed of American Service Corp. of South Carolina, dated June 22, 1979 and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1105 at Page 380.



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which has the address of 103 Brandon Court, Simpsonville, S.C., 29651 (herein "Property Address");

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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