

GREENVILLE CO. S. C.

BOOK 1523 PAGE 134

NOV 10 33 AM '80

MORTGAGE

DONNIE TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of October, 1980 between the Mortgagor, Jessie Alvin Johnson (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

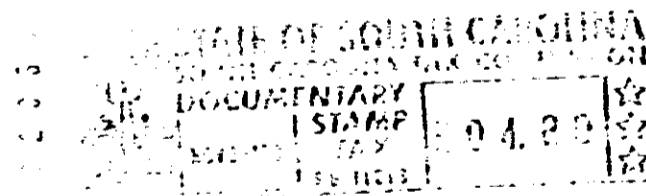
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and no/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1990.

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: near Marietta, South Carolina, being a portion of the

J. Norwood Cleveland property, recorded in Plat Book H at Page 196 and as re-subdivided on plat of L.O. Baker recorded in Plat Book U at Page 156 and having according to a more recent plat prepared by Freeland and Associates, dated October 30, 1980, entitled "Property of Jessie Alvin Johnson" recorded in Plat Book 8-H at Page 41 of the RMC Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Circle Road, at the joint front corner of this property and property now or formerly of Johnson, and running thence along the common lines thereof, N 85-32 E 96.42 feet, more or less to a point; thence turning and running, S 6-08 E 119.13 feet to a point; thence turning and running, S 84-47 W 89.75 feet to a point and turning and running N 38-41 W 59.87 feet to a point near Circle Road; thence turning and running N 13-50 E 74.57 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Ruby M. Looper and Margaret M. Laws recorded April 29, 1963, in Deed Book 721 at Page 401, RMC Office for Greenville County.



which has the address of Circle Road, Greenville County, South Carolina (Street) (City) (State and Zip Code) (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 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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