

MORTGAGE

FILED
GREENVILLE S.C.

AUG 29 4 04 PM '83

THIS MORTGAGE is made this 29th day of August 1983 between the Mortgagor, Bruce L. Johnson and Linda M. Johnson (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation (herein "Lender"), a corporation organized and existing under the laws of South Carolina, whose address is Post Office Drawer F-20, Florence, South Carolina 29503 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1983 (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, 2013;

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 with the buildings and improvements thereon lying and being on the southwesterly side of Stone Creek Road near the City of Greenville, South Carolina, being known and designated as Lot No. 592 on plat entitled "Map One, Section Three, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-F, at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Stone Creek Road said pin being the joint front corner of Lots Nos. 591 and 592 and running thence with the common line of said lots S. 84-40 W. 150 feet to an iron pin the joint rear corner of Lots 591 and 592 S. 29-36 E. 186.35 feet to an iron pin the joint rear corner of Lots Nos. 592 and 593; thence with the common line of said lots N. 30-40-E. 160 feet to an iron pin on the southwesterly side of Stone Creek Road; thence with the southwesterly side of Stone Creek Road on a curve, the chord of which is N. 32-20 W. 45.4 feet to an iron pin the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. dated this date and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1195, at Page 272, August 29, 1983.

5.00

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
AUG 29 1983
16.00

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which has the address of ... 113 Stone Creek Road, Greenville, 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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