

GREENVILLE S.C. 29601  
12 SEP 1974  
CLERK OF SUPERIOR COURT

1322 503

# MORTGAGE

THIS MORTGAGE is made this 12th day of September, 1974, between the Mortgagor, William S. Johnstone, Jr. and Sherrill A. Johnstone (herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Three Hundred And 00/100 - Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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 10, 1999;

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, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 of Section F, of a subdivision known as Croftstone Acres as shown on revised plat thereof made by Piedmont Engineering Service August 8, 1950, recorded in the REC Office for Greenville County, in Plat Book Y, at page 91, and having according to a survey made by R. W. Dalton, May, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Olwell Avenue (now Inglewood Drive), the front joint corner of Lots Nos. 15 and 16 of Section F; and running thence with the joint line of said lots S. 46-20 E. 155 feet to an iron pin corner of Lot No. 17; thence with the line of said lot S. 56-21 W. 140 feet to an iron pin on the northeastern side of Summit Drive; thence with the northeastern side of said street N. 38-45 W. 105.1 feet to an iron pin; thence following the curvature of the intersection of Summit Drive and Olwell Avenue (now Inglewood Drive) the chord of which is N. 2-37 E. 30 feet to an iron pin on the southeastern side of Olwell Avenue (now Inglewood Drive); thence with the southeastern side of said Street N. 43-40 E., 100 feet to the beginning corner.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

### UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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