

FILED
GREENVILLE CO. S.C.
MAY 8 2 20 PM '77
RECORDED

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Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this third day of May, 1977, between the Mortgagor, Donald E. Johnson and Kathy C. Johnson (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Three Hundred and no/100ths (\$22,300) Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1992.

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 the State of South Carolina, County of Greenville, containing 1.13 acres, according to a plat of property of Donald E. and Kathy C. Johnson prepared by Gould and Associates, Surveyors, dated April 18, 1977, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Rutherford Road (S. C. Highway 290) at the joint front corner with property of Paul Balliew and running thence with the center line of said Old Rutherford Road, S. 11-47 W. 74.32 feet to a point in said road; thence, continuing with the line of said road, S. 13-57 W. 74.58 feet to a point in said road; thence, leaving said road and crossing an iron pin at 33 feet, N. 82-05 W. 340.49 feet to an iron pin; thence, N. 16-20 E. 150 feet to an iron pin on the line of property of Paul Balliew; thence, along said Balliew line, S. 82-05 E. 331.3 feet to the point of beginning.

DERIVATION: See deed of M. L. Lanford to Donald Johnson and Kathy C. Johnson recorded on July 2, 1975 in Deed Book 1020 at Page 719 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of McElhaney Road Taylors
[Street] [City]
S. C. 29687
[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 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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