

Mortgagee's Mailing Address: 301 College Street, Greenville, SC 29601

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REF  
SEP 21 11 41 AM '83  
COMMERCIAL

BOOK 1426 PAGE 739

### MORTGAGE



THIS MORTGAGE is made this 19th day of September, 1983, between the Mortgagor, Wilma Harris Johnson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand Five Hundred Eighty and 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 30, 1993;

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, situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern corner of the curve of Donington Drive, being shown and designated as Lot 67 on a plat entitled Kingsgate, made by Piedmont Engineers and Architects, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book WWW, Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Donington Drive, joint corner of Lots 66 and 67, and running thence N. 14-23 W. 196.6 feet to a point in rear line of Lot 68, joint corner of Lots 67 and 69; thence along the line of Lots 67 and 69 S. 77-30 W. 150 feet to a point on the western side of Donington Drive; thence along the said Donington Drive S. 12-30 W. 70.0 feet to a point; thence following the curve of the said Donington Drive, the chords of which are S. 0-40 E. 50.0 feet, S. 23-20 W. 40.0 feet, S. 45-45 W. 40.0 feet; S. 59-40 W. 50.0 feet; and S. 60-25 W. 28.0 feet, to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of David Lee Landreth and Ramona S. Landreth dated March 17, 1978 and recorded in the R.M.C. Office for Greenville County on March 17, 1978 in Deed Book 1075 at Page 498.

This Mortgage is junior in lien to that certain Mortgage executed by Wilma Harris Johnson in favor First Federal Savings and Loan Association of South Carolina dated and recorded March 17, 1978 in the original sum of \$43,600.00 which Mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1426 at Page 263.

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which has the address of 207 Donington Drive Greenville, S.C. 29615 (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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