

MORTGAGE

THIS MORTGAGE is made this 14th day of April [19] 78 between the Mortgagor. Johnny Lotton Johnson

herein B rower), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Green, South Carolina 29651 [herein "Lender"].

Whereas, Borrower is indebted to Lender in the principal sum of --TWENTY THOUSAND AND NO/100 (\$20,000.00)----- Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1978 Therein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not so nor paid, due and payable on April 1, 2003

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 agraements of B rower herein contained, and (b) the repayment of any future advances, with interest there in made to B rower by Lender pursuant to paragraph 21 hereof [herein Future Advances]]. B rower does hereby martgage, grant and convey to Lender and Lender's successors and assigns the following described property! cated in the County of Greenville , State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in Chick Springs Township, said State and County, near Pleasant Grove Baptist Church, being shown and described as Lot No. 11 on a plat of property of the J. M. Mattox Estate, prepared by H. S. Brockman, Surveyor, November 6, 1952, amended February 25, 1956, duly recorded in Plat Book JJ at page 137, R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING at a stake on the western edge of State Highway No. 14, joint front corner Lots Nos. 11 and 12, and running thence as dividing line between said lots N. 85-19 W. 209 feet to a stake, joint corner Lots Nos. 12, 36 and 37; thence with the line of Lot No. 37, S. 4-41 W. 80.6 feet to a stake; thence S. 79-48 E. 210 feet to a stake on the western edge of State Highway No. 14; thence with the western edge of said highway N. 4-41 E. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, set-back lines, roadways, easements and rights of way of record, if any, affecting the above described property.

This being the same property conveyed to mortgagor by deed of R. Scott Bailey dated April 14, 1978, to be recorded herewith.

which has the address of

AP17

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Route 5,

Greer,

South Carolina 29651

(Street) (herein "Property Address");

State and Zip Code)

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.

SOUTH CAROLINA—1 to 4 Family—6/75--FNMA THLMC UNIFORM INSTRUMENT

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