

Mortgagee's Address: 203 State Park Road, Travelers Rest, S. C. 29690
GREENVILLE CO. S.C.

JUL 18 12 15 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1438 PAGE 459

THIS MORTGAGE is made this 18th day of July 1978, between the Mortgagor, Connie Faye Johnson (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1978 (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, 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 at the southeastern intersection of Nolin Drive and Lucile Street being shown and designated as Lots 39 and 40 on a map of Lynnwood Acres recorded in the RMC Office for Greenville County, South Carolina in Plat Book LL, Page 186 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Lucile Street at the joint front corner of Lots 38 and 39 and running thence with the southwestern side of said street N. 59-31 W. 190 feet to the southeastern intersection of Lucile Street and Nolin Drive; thence with the southeastern side of said Nolin Drive S. 30-29 W. 208.9 feet to a point; thence S. 66-20 E. 241.2 feet to a point at the joint rear corner of Lots 39 and 38; thence along the common line of said lots, N. 15-13 E. 187 feet to the point of beginning; being the same property conveyed to the mortgagor herein by deed of Clayton W. Coggins and Wanda J. Coggins (same as Wanda Lee Johnson Coggins) dated July 18, 1978 and recorded herewith in the RMC Office for Greenville County.

DOCUMENTARY STAMP TAX \$ 06.40

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which has the address of Rt. 8, Nolin Drive Greenville, S. C. 29611 (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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