

GREENVILLE CO. S. C.
Dec 20 4 10 PM '79
GONNIE S. TANKERSLEY
R.M.C.

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DEC 20 4 10 PM '80
MORTGAGE
GONNIE S. TANKERSLEY
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BOOK 1491 PAGE 723
BOOK 1495 504

THIS MORTGAGE is made this 20th day of DECEMBER 1979, between the Mortgagor, ANDREW L. JOHNSON (herein "Borrower"), and the Mortgagee, ENGEL MORTGAGE COMPANY, INC., a corporation organized and existing under the laws of DELAWARE, whose address is POST OFFICE BOX 847, BIRMINGHAM, ALABAMA, 35201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 2010.

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 State of South Carolina, County of Greenville, and being known and designated as Lot no. 125 on plat of MONTCLAIRE, Section 5, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 6H, page 26 and also as shown on a more recent survey of Property of Andrew L. Johnson, dated December 14, 1979, prepared by Freeland & Associates, and recorded in the RMC Office for Greenville County in Plat Book 7-Q at page 84, and having, according to the more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Danbury Lane, joint front corner of lots 125 and 126 and running thence S. 41-31 E., 218.65 feet to an iron pin; thence turning and running S. 26-37 W., 114.55 feet to an iron pin; thence turning and running N. 58-56 W., 264.0 feet to an iron pin; thence turning and running along the common line of lots 124 and 125, N. 31-04 E., 150.4 feet to an iron pin on Danbury Lane; thence with the curve of Danbury Lane, the chord of which is N. 89-06 E., 54.9 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Burns Construction Co. a sole proprietorship, to be recorded of even date herewith.

This mortgage is being re-recorded to add address of Mortgagee and date of Note.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
26.80

SC 20 17 46
USA

which has the address of 8 Danbury Lane, Mauldin, S.C. 29662 (Street) (City)
(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.

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