

First Federal S&L Assn.
P. O. Box 408
Greenville, S. C. 29602

FILED
S. C.
FEB 15 11 31 AM '80
GREENVILLE

REC. 1495 617

MORTGAGE

THIS MORTGAGE is made this 15th day of February,
1980, between the Mortgagor, JAMES P. JOHNSON and
PHYLLIS M. JOHNSON, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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").

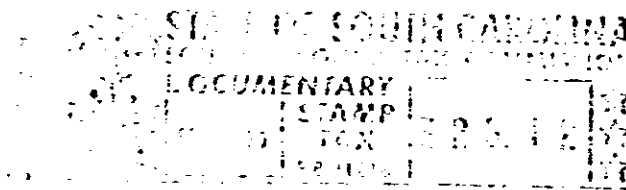
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven thousand seven
hundred twenty-seven & 49/100 Dollars, which indebtedness is evidenced by Borrower's
note dated February 15, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
...March 1, 2008

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
on the western side of Piney Grove Road, Greenville County, South Caro-
lina, being shown and designated as Lot 35 on a Plat of FORRESTER WOODS,
Section 7, recorded in the RMC Office for Greenville County in Plat Book
5-P, at Pages 21 and 22, and having, according to said Plat, the
following metes and bounds:

BEGINNING at a point on the western side of Piney Grove Road at the joint
front corner of Lots 34 and 35 and running thence with the common line of
said Lots, N 74-54 W, 150 feet to a point; thence N 12-06 E, 110 feet to
a point; thence S 77-54 E, 150 feet to a point on the western side of
Piney Grove Road; thence with the western side of Piney Grove Road,
S 12-06 W, 110 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of
Joseph H. Ferguson, dated January 28, 1980, to be recorded simultaneously
herewith.



which has the address of 404 Piney Grove Road, 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.

SOUTH CAROLINA — 1st Family-675-ENMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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