

P.O. Box 10148  
Greenville, SC 29603

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MORTGAGE

BOOK 1534 PAGE 658

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 9 day of March 1981, between the Mortgagor, George J. Johnson and Helen S. Johnson (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of The United States, whose address is P.O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-four Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011

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 in Greenville County, State of South Carolina in the Town of Simpsonville being known and designated as Lot Number 24 on plat of PINE TREE as shown by plat thereof prepared by Piedmont Engineers, Architects-Planners dated March 18, 1974 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 5-D at page 63 and having, according to said plat, the following metes and bounds to-wit: BEGINNING at an iron pin on the southerly side of Pine Tree Drive at the joint corner of lots nos. 23 and 24 and running thence with the southerly side of said drive N. 89-30 E. 90.0 feet to an iron pin at the beginning of turn around for cul-de-sac; thence with the curve of said cul-de-sac, the chord of which is S. 18-10 E. 30.0 feet; thence continuing with the curve of said cul-de-sac, the chord of which is S. 55-43 E. 35.0 feet to an iron pin at the joint front corner of lots 24 and 25; thence with the joint line of said lots S. 7-31 E. 162.4 feet to an iron pin on the real line of lot #19; thence S. 77-11 W. 60.0 feet to an iron pin at the joint rear corner of lots nos. 19, 20, 21 and 24; thence with the real line of lot #21 N. 25-32 W. 71.8 feet to an iron pin; thence with the real line of lots nos. 22 and 23 N. 20-54 W. 167.9 feet to an iron pin on the southerly side of Pine Tree Drive, the beginning corner. This being the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc. dated June 30, 1980, recorded July 16, 1980 in Deed Volume 1129 at page 352.

which has the address of 210 Pine Tree Drive Simpsonville (Street) (City) S.C. 29681 (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 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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