

FILED  
GREENVILLE S.C.  
APR 13 2 24 PM '83  
DONNIE W. WATKINS  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

1601 879

# MORTGAGE

THIS MORTGAGE is made this 31st day of March, 1983, between the Mortgagor, Eugene M. and Lore S. Johnson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$15,241.17 (Fifteen thousand two hundred forty-one and 17/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1988.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern and western side of Hathaway Circle in Paris Mountain Township, near the City of Greenville, being known and designated as Lot No. 122 of a subdivision known as Stratford Forest, and having according to a plat of said subdivision prepared by Piedmont Engineering Service, dated February 25, 1957, and recorded in the RMC Office for Greenville County, SC in Plat Book KK at page 89, the following metes and bounds:

BEGINNING AT an iron pin on the northern side of Hathaway Circle at the joint corner of Lots no. 118 and 122, and running thence with the line of Lot No. 118, N. 12-50 W. 221.2 feet to an iron pin at the joint corner of Lots Nos. 121 and 122; thence with the line of Lot no. 121, N. 60-22 E. 230.4 feet to an iron pin on the western side of Hathaway Circle; thence with the western side of Hathaway Circle, S. 41-05 E. 129.1 feet to an iron pin; thence with the curve of Hathaway Circle, the chord of which is S. 16-27 E. 80 feet to an iron pin thence continuing with the curve of Hathaway Circle, the chord of which is S. 28-54 W. 50.2 feet to an iron pin on the northern side of Hathaway Circle; thence with the northern side of Hathaway Circle, S 65-55 W. 260 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of the Peoples National Bank of Greenville, SC as agent for Furman University and recorded in the RMC Office for Greenville County on November 30, 1966 in Deed Book 810 at Page 41.

This is a second mortgage and is Junior in Lien to that mortgage executed by Eugene M. and Lore S. Johnson to First Federal which mortgage is recorded in the RMC Office for Greenville County on January 10, 1973 in Book 1263 at Page 142.

which has the address of Hathaway Circle, Rt. 7 Greenville, South Carolina 29609 (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 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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