

FILED
GREENVILLE CO. S. C.

MORTGAGE

900 1818 12375

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THIS MORTGAGE is given this 30th day of July 1983, between the Mortgagor, Edward C. Johnson and Angela M. Johnson (herein "Borrower"), and the Mortgagee, Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, whose address is Winston-Salem, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand Five Hundred and no/100 (\$28,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 September 1, 1998;

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 piece, parcel or lot of land, with the improvements thereon, situate, lying and being at Taylors, Greenville County, State of South Carolina, and being more particularly described as lot number 27, Section One (1), on a plat entitled Subdivision for Burlington Industries, Inc., Taylors, South Carolina, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "JJJ" page 10, and reference is craved hereto to said plat for exact metes and bounds.

This is that property conveyed to Mortgagor by deed of Geary M. Jones and Elizabeth F. Jones dated and filed concurrently herewith.

7.00
STATE OF SOUTH CAROLINA
RECORDS & DEEDS
STAMP
TAX
11.40

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7.0001

which has the address of 109 Center Street Taylors South Carolina 29687 (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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