

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

Vol 1005 p. 132

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 19 84, between the Mortgagor, GERALD D. JOHNSON and ELIZABETH 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 Six Thousand Five Hundred Ten & 35/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1989

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 situate, lying and being on the northern side of Rolling Green Circle, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as one-half of Lot No. 7 of a subdivision of Property of Rolling Green Real Estate Co., plat of which is recorded in the RMC Office for Greenville County in Plat Book XX at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rolling Green Circle at the joint front corner of Lots Nos. 7 and 8 and running thence with the joint line of said lots N. 1-15 E. 436 feet to an iron pin; thence N. 86-15 E. 200 feet to a point in the center of the rear lot line of Lot No. 7 at the corner of property heretofore conveyed to Sherwood; thence along a new line through Lot No. 7, S. 1-15 W. 435 feet, more or less, to an iron pin on the northern side of Rolling Green Circle; thence with the northern side of said circle S. 86-0 E. 200 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Herbert E. Garrett recorded September 8, 1967, in the RMC Office for Greenville County in Deed Book 828 at Page 70.

This is a second mortgage junior in lien to that mortgage in favor of First Federal Savings and Loan Association recorded September 8, 1967, in the RMC Office for Greenville County in Mortgage Book 1068 at Page 578 securing \$24,200.00.

Loan # 020 328238 2

which has the address of 7-B Rolling Green Circle, Greenville,
(Street) (City)
South Carolina 29607 (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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