

MORTGAGE

THIS MORTGAGE is made this 30th day of May, 19 84, between the Mortgagor, Willie Lee 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 Eight thousand one hundred sixty-two (8,162.28) and 28/100ths---Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June 1, 1994.....;

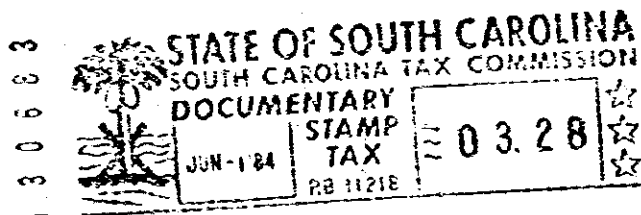
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of that lot of land in the County of Greenville, South Carolina, near Greenville, South Carolina, shown as Lot No. 119, Section II, on Plat of Belmont Heights recorded in the R. M. C. Office for Greenville County in Plat Book GG, at page 99, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Kay Drive at the corner of Lot No. 118, and running thence N. 24-50 W 140 feet to an iron pin; thence N 70-59 E 109.2 feet to an iron pin on the western side of Delores Street; thence with said Street, S 20-34 E 40 feet to an iron pin; thence with said Street, S 26-50 E 60.2 feet to an iron pin; thence with the intersection of Delores Street and Kay Drive, S 18-10 W 33.4 feet to an iron pin; thence with the northern side of Kay Drive, S 63-10 W 83.7 feet to the point of beginning and being the same conveyed to me in Deed Book 996, at page 24.

THIS conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

The above described property is the same acquired by the mortgagor by deed from Thomas M. Boozer recorded March 26, 1974.



which has the address of 7 Kay Drive, Greenville, South Carolina, 29605 (City)

(State and Zip Code) (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.