

FILED  
GREENVILLE, S.C.

**MORTGAGE**

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BOOK 86 PAGE 1057

APR 9 4 54 PM '84

THIS MORTGAGE is made this 9th day of April 1984, between the Mortgagor, TOWNES B. JOHNSON COMPANY, INC. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eight Hundred and No/100 (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 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 October 9, 1984.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the line of Lot No. 118; thence with the line of Lot No. 118, S. 76-02 E. 90.00 feet to an iron pin at the joint rear corner of Lots Nos. 112, 113, 115, and 116; thence with the joint line of Lots Nos. 115 and 116, S. 15-58 W. 150.00 feet to an iron pin on the Northern side of Doverdale Road; thence with the Northern side of Doverdale Road, N. 76-02 W. 90.00 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Dee A. Smith Company, Inc. and The Vista Co., Inc., dated April 9, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1210, at Page 143, on April 9, 1984.

PAID AND RECEIVED IN FULL  
21st DAY OF Aug 84  
AMERICAN FEDERAL BANK, F.S.B.  
FORMERLY AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION  
L. D. Derringer  
WITNESSES  
1 AU23 84 038  
2 AP09 84 1392  
4-000CI  
4-000CI

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
APR-384 STAMP TAX 24.32  
PB 11218

5883

which has the address of Lot 116, Doverdale Road Greenville  
[Street] [City]  
S. C. 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 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.