

OCT 15 3 45 PM '80 MORTGAGE

DONN R. FARMERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of October 1980, between the Mortgagor, A. E. Johnston, III and Susan C. Johnston (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1985;

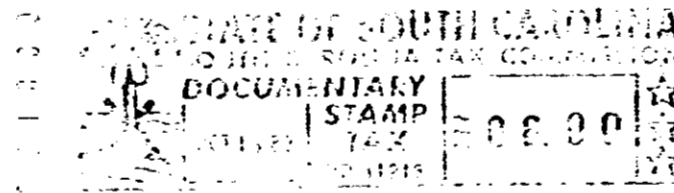
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 on plat entitled "Collins Creek, Section One", dated July 30, 1979, prepared by C. O. Riddle, recorded in the Greenville County RMC Office in Plat Book 7-C at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northeastern side of the right-of-way of Cleveland Street, at the joint front corner of Lot Nos. 7 and 6 and running thence along said right-of-way N. 50-55 W., 46.09 feet to a point; thence continuing along said right-of-way N. 51-30 W., 103.91 feet to a point at the joint front corner of Lot Nos. 7 and 8; thence running along the joint line of said lots N. 38-30 E., 310.0 feet to a point at the joint rear corner of Lot Nos. 7 and 8; thence running S. 52-47 E., 156.36 feet to a point at the joint rear corner of Lot Nos. 7 and 6; thence running along the joint line of said lots S. 39-39 W., 314.06 feet to a point at the joint front corner of Lot Nos. 7 and 6, on the Northeastern side of the right-of-way of Cleveland Street, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and right-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

This is the identical piece of property conveyed to the Mortgagor herein by deed of Collins Creek, Inc. of same date.



which has the address of Lot No. 7, Collins Creek, Greenville, South Carolina (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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