GREENVILLE S. C.

## Security Federal DONNIE S. JANGERSLEY R.M.C.

800-1518 au 740

## **MORTGAGE**

muse MODTO ACC is made this	. lst	day of August	
1815 MURIUAGE IS made in 19 83, between the Mortgagor.	JOHN M. JOHNSTO	ON AND SHARON C. JOHN	ston
		(herein "Borrower"	'), and the Mortgagee,
Security Federal Savines and Loan	Association of South Carolina	a, a corporation organized and existing	ig under the laws of the
United States, whose address is 1233	Washington Street, Columbia	a, South Carolina, 29201 (herein 'Lend	der").

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-THREE THOUSAND FIVE HUNDRED AND NO/100THS (\$73,500.09) ollars, which indebtedness is evidenced by Borrower's note dated. AUGUST 1, 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 AUGUST, 2013

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 situate, lying and being on the northwestern side of Browning Drive, in the County of Greenvile, State of South Carolina, being shown and designated as Lot or Tract 32 on a Plat of Boiling Springs Estate, recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 14 and 15, and having, according to said plat, the following metes and bounds:

BEGINNING at a point of the northwestern side of Browning Drive at the joint front corner of Lots 32 and 33 and running thence with said Drive N. 53-05 E. 200 feet to a point at the joint front corner of Lots 31 and 32; thence N. 36-55 W. 202.6 feet to a point at the joint rear corner of Lots 31 and 32; thence S. 53-05 W. 200 feet to a point at the joint rear corner of Lots 32 and 33; thence S. 36-55 E. 202.6 feet to the point of the beginning.

THIS being the same as conveyed to John M. Johston and Sharon C. Johnston by deed of Lonnie Richard Hyatt and Linda Gossett Hyatt dated and recorded concurrently herewith.

See Plat Book  $\underline{gy}$  at Page  $\underline{\$}$  for a more accurate description.

which has the address of 115 BROWING DRIVE, GREER, S.C. 29651

[Street] (Cay)

(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 casements, 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 elisted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA -- 2 to 4 Fem ( ) 5 15 FAVA THENC UNIFORM INSTRUMENT

(State and Zip Code)

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Service Contracts