

FILED
GREENVILLE CO S.C.
NOV 1 10 58 AM '83
DONNIE W. BERSLEY
R.M.C.

BOOK 1533 PAGE 481

MORTGAGE

THIS MORTGAGE is made this 31st day of October, 1983, between the Mortgagor, Robert L. Johnson and Helen S. 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").

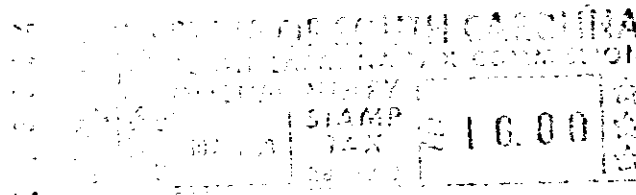
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008.

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 northeastern side of Lowndes Avenue, in the City of Greenville, Greenville County, South Carolina known as Lot B as shown on plat entitled "Summary plat for Smith & Steele Builders, Inc." prepared by Richard D. Wooten, Jr. dated May 18, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-T at page 82 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Lowndes Avenue at the joint front corner of Lots B and C and running thence with the common line of said lots, N. 54-30 E. 173.47 feet to an iron pin at creek; thence with the creek as the line, N. 31-09 W. 75.82 feet; thence S. 54-30 W. 174.35 feet to an iron pin on the northeastern side of Lowndes Avenue; thence with the northeastern side of Lowndes Avenue, S. 31-49 E. 75.76 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the mortgagors by deed of Smith & Steele Builders, Inc. dated October 31, 1983 and to be recorded herewith.



which has the address of 326 Lowndes Avenue, Greenville, SC 29607,
(Street) (City)
(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.

RECORDED IN NO 183 1105

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