

FILED
GREENVILLE CO. S. C.
NOV 13 1983
DONALD S. BERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of November, 1983, between the Mortgagor, Townes B. Johnson Company, Inc., (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 Sixty Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 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 7, 1984.....;

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, with improvements thereon, situate, lying and being on the northwestern side of Atherton Way near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 20 of a subdivision known as Section Number One Devenger Pointe, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at Page 59 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northwestern side of Atherton Way at the joint front corner of Lots Nos. 20 and 21 and running thence with the joint line of said lots N. 57-01 W., 140 feet to an old iron pin at the joint rear corner of Lots Nos. 20, 21, 16 and 17; running thence with the joint line of Lots 20 and 16, N. 32-59 E., 86.0 feet to an old iron pin at the joint rear corner of Lots 19, 20, 15 and 16; running thence with the joint line of Lots 19 and 20, S. 57-01 E., 140.0 feet to an old iron pin on the northwestern side of Atherton Way; running thence with the northwestern side of Atherton Way S. 32-59 W., 86.0 feet to an old iron pin, point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Devenger Pointe Company, a South Carolina Partnership to be recorded herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
NOV-83
STAMP TAX
24.32
PS 1118

which has the address of Lot 20, Atherton Way, Greenville, S. C. (herein "Property Address");
(Street) (City) (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.

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