

BOOK 80 PAGE 1574

BOOK 1595 PAGE 940

P 3138337

FILED
GREENVILLE CO. S. C.

FEB 28 11 43 AM '83

ONNIE S. TANKERSLEY
R.M.C.

301 College St
Greenville, South Carolina

MORTGAGE

THIS MORTGAGE is made this 28th day of February, 1983, between the Mortgagor, William R. Johnson and Dorothy B. 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 Two Thousand Two Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1983, (herein "Note"), providing for monthly installments of principal Nos. 450 and 451; thence N. 15-51 E 129.79 feet to an iron pin at the joint rear corner of Lots Nos. 449 and 450; thence with the common line of said lots S. 79-15-48 E. 152.24 feet to an iron pin on the Northwesterly side of Sweetwater Court; thence with the Northwesterly side of Sweetwater Court, on a curve, the chord of which is S. 4-53-18 W. 94 feet to and iron pin, point of beginning.

This is the identical property conveyed to the Grantor herein by deed of John Cothran Co Inc., a South Carolina Corporation, M. Graham Proffitt, III and Ellis L. Darby, Jr. dated June 24, 1981 and recorded June 26, 1981, in the RMC Office for Greenville County South Carolina, Book 1595 Page 940 at Page 676.

This property is conveyed subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record on the premises or on the recorded plat, which also refer to the plat described including a 25-foot sanitary sewer easement as shown on recorded plat.

This is a second mortgage, second to none.

Witness Anna K. Robell

Anna K. Robell 31293
which has the address of 107 Sweetwater Court

South Carolina (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.

SOUTH CAROLINA — 1 to 4 Family — 6/75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

MAY 23 1983

JOHN R. DILLARD, P.A.
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39371A01
4.00CH

STATE OF SOUTH CAROLINA
RECORDS AND RETURN TAX COMMISSION
DOCUMENTARY STAMP
MAY 23 1983
ONNIE S. TANKERSLEY
R.M.C.