

FILED
CO. S. C.
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GONNIE S. BANKERSLEY

1487 PAGE 265

MORTGAGE

THIS MORTGAGE is made this 2nd day of November, 1979, between the Mortgagor, Thomas J. Johnson and Constance Y. Johnson (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ----- - -THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00)- - - Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009

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 and lot of land, including all improvements thereon, located and situate in Highland Township, in the State and County aforesaid, and having, according to a plat of the property of Thomas J. Johnson, prepared by Kermit Gould, Gould and Assoc., Surveyors, S. C. Reg. No. 4035, the following courses and distances, to-wit:

BEGINNING at an iron pin along the lands deeded to Ralph W. Johnson, III and Harriet C. Johnson, N. 59-45 W. 242.6 feet to an iron pin near the edge of a gravel drive leading to Ridge Road; thence S. 63-56 W. 204.1 feet to an iron pin; thence S. 2-33 W. 324.8 feet across a portion of a pond to an old iron pin; thence N. 54-22 E. 501.2 feet to a new iron pin, being the point of the beginning, containing 1.94 acres, more or less.

This being the same property conveyed to mortgagors herein by deed of Ralph W. Johnson, III and Thomas J. Johnson dated May, 1978, and recorded May 22, 1978, in Deed Book 1079 at page 614, R.M.C. Office for Greenville County.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
UNIFORM INSTRUMENT
NOV 5 1979

which has the address of Route 3, Ridge Road, Greer,
(Street) (City)
South Carolina 29651 (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.

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