

S. C.
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RSLEY

MORTGAGE

BOOK 1500 PAGE 822

THIS MORTGAGE is made this 15th day of April, 1980, between the Mortgagor, Edward Fleming Johnson and Susan K. Johnson (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Eight Hundred Fourteen and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2007.

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being on the northeastern side of Pheasant Trail, being known and designated as Lot #3, as shown on a plat entitled "Final Section I, Forrester Woods", dated March 14, 1972, prepared by R.B. Bruce, registered surveyor, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N-78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pheasant Trail at the joint front corner of Lots 3 and 4, thence with the line of Lot 4, N. 27-17 E. 150 feet to an iron pin, joint rear corner of Lots 3 and 4 in the line of property now or formerly of E. D. Kellett; thence along the line of property now or formerly of E. D. Kellett, S. 62-43 E. 110 feet to an iron pin, joint rear corner of Lots 3 and 2; thence with the line of Lot 2, S. 27-17 W. 150 feet to a point on the northeastern side of Pheasant Trail, joint front corner of Lots 3 and 2; thence along northeastern side of Pheasant Trail, N. 62-43 W. 110 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of David A. Cook and Rosemary M. Cook, of even date and to be recorded herewith in the RMC Office for Greenville County.

Mortgagee's address: 101 East Washington Street, Greenville, S.C. 29601

which has the address of 104 Pheasant Trail Mauldin
[Street] [City]
S. C. 29662 (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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