

FILED  
S. C.  
AUG 14 1980  
SASLEY

# MORTGAGE

FOSTER & COMPANY  
BOOK 1510 PAGE 257

THIS MORTGAGE is made this 8th day of August, 1980, between the Mortgagor, Danny E. Johnson and Jane R. 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 Twenty Three Thousand One Hundred and No/100 (\$23,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 August 1, 2010

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 in the State of South Carolina, County of Greenville, near the Town of Mauldin, being known and designated as Lot 113 on a plat of Holly Springs, Section I, prepared by Piedmont Engineers and Architects dated February 23, 1971, and recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Brook Bend Road, joint front corner of Lots 112 and 113 and running thence along the line of Lot 112, N. 10-17 E. 170 feet to an iron pin; thence N. 73-25 W. 90.55 feet to an iron pin; thence S. 10-17 W. 180.0 feet to an iron pin on the northern side of Brook Bend Road; thence along the edge of said road, S. 79-43 E. 90.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of George L. Chandler and Patti L. Chandler recorded in the RMC Office for Greenville County, S. C. on August 8, 1980, in Deed Book 113C at Page 712.

which has the address of 107 Brook Bend Road, Mauldin, South Carolina 29662,  
(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.

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