

RECORDING OFFICE
SOUTH CAROLINA
DEEDS AND INSTRUMENTS
GREENVILLE
MAY 15 1981

FILED
GREENVILLE S. C.
MAY 26 PM '81
SOUTH CAROLINA
MORTGAGE

BOOK 1541 PAGE 346

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THIS MORTGAGE is made this 15 day of MAY, 1981, between the Mortgagor, DENNIS L. JOHNSON, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 \$ 8,800.00 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 15, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 1991;

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, being known and designated as Lot #224, Winterfield Place, Peppertree Subdivision, Section #2, as shown on a plat dated June 15, 1972, recorded in Plat Book 4R at page 19, as revised by a plat recorded in Plat Book 4X at page 3, and having according to said revised plat, the following metes and bounds, to-wit:

Beginning at a point located on the Southern side of the right-of-way of Winterfield Place, a joint corner of Lots #223 and #224, thence along said right of way S 89-00E 10.0 feet to a point; thence S 83-00E, 25.0 feet to a point; thence S 41-02 E 25.0 feet to a point; thence S 73-21 E 30.0 feet to a point; thence turning and leaving said right-of-way and proceeding along the common boundary of Lots #224 and #225 Due South 135.0 feet to an iron pin; thence N 86-17 W, 75.5 feet to an iron pin; thence N 1-33 W 160.9 feet to the point of beginning.

The above property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the RMC of Greenville County in Deed Book 947 at page 513, and any other restrictions, easements or rights-of-way which traverses the southern side of the property a width of approximately 5 feet.

This is the same property conveyed to mortgagor herein by deed of Brent Corporation dated and recorded July 11, 1973 in Deed Book 978, page 743 in the Office of the RMC for Greenville County, S. C. Subsequently, Susan E. Johnson conveyed her interest to Dennis L. Johnson by Deed dated and recorded June 11, 1974 in Deed Book 1002, page 785 in the Office of the RMC for Greenville County, S. C.

This Mortgage is junior in lien to that certain mortgage given by Dennis L. Johnson to First Federal Savings and Loan dated July, 1974 and recorded in the RMC Office of Greenville County at Book 1284 in Page 240.

which has the address of 1008 WINTERFIELD PLACE, TAYLORS, SOUTH CAROLINA (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 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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