



SECOND MORTGAGE

BOOK 1577 PAGE 779

THE MORTGAGE is made this 26th day of July 1982, between the Mortgagor, John Earl Johnston and Anna Sue Johnston

(herein "Borrower"), and the Mortgagee, AMERICAN 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 Nine Thousand Eight hundred three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 26th, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1992

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 Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 16, of Greenfields as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book XX at page 103, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Greenfield Court at the joint front corner of Lots 15 and 16 and running thence along the line of Lot 15, S. 72-10W 125.0 feet to an iron pin at the joint corner of Lots 15, 16, & 17; thence along the line of lot 17, N. 17-50 W. 125 feet to an iron pin on the southern side of Greenfield Drive; thence along Greenfield Drive N. 72-10 E. 100.0 feet to an iron pin at the corner of the intersection of Greenfield Drive and Greenfield Court; thence around the corner of said intersection and following the curvature thereof, the chord being S. 62-54 E. 35.3 Feet to an iron pin on the western side of Greenfield Court; thence along Greenfield Court S. 17-50 E. 100.0 feet to the beginning corner.

This is the same property conveyed by John E. Johnston and Anna Sue Johnston by deed dated Sept. 13, 1976 recorded Sept. 13, 1976 in Volume 1042 Page No. 788.

which has the address of #2 Greenfield Ct., Greenville, S.C. (herein "Property Address");

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.

Vertical stamp: 10770

Vertical stamp: 4328 RV-2

Vertical stamp: 619 4001