

Security Federal

MORTGAGE

FILED
GREENVILLE, S.C.

BOOK 1593 PAGE 236

JAN 28 4 44 PM '83

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 28th day of January, 1983, between the Mortgagor, W. Tully Johnson and Robert E. Urie

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand Seven Hundred Fifty and No/100 (\$90,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1985

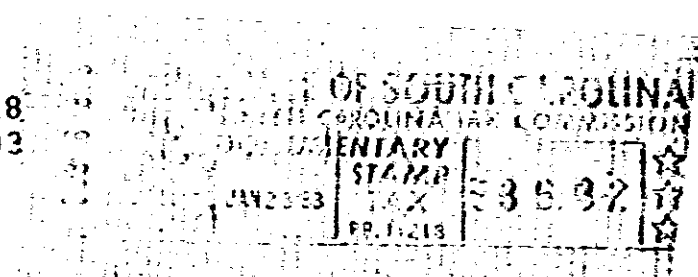
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and having according to a plat prepared for W. Tully Johnson and Robert E. Urie by Carolina Surveying Co. dated January 14, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right of way of Pettigru Street at the property now or formerly of Pettigru Properties and running thence, N. 15-00 W. 141.2 feet to an iron pin at the corner of property now or formerly of Pettigru Properties; thence turning and running with said property, N. 65-32 E. 101.3 feet to an iron pin on the right of way of Toy Street; thence turning and running with the right of way of Toy Street, S. 14-49 E. 139.2 feet to an iron pin on the right of way of Pettigru Street; thence turning and running with the right of way of Pettigru Street, S. 64-23 W. 101.2 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Carolina Smith McNamara dated January 21, 1983 and recorded January 28th, 1983 in Deed Book 1181 at Page 529 in the RMC Office for Greenville County.

Mortgagee's Address: Post Office Box 10148
Greenville, SC 29603



which has the address of 311 Pettigru Street, Greenville (Street) (City)

South Carolina 29601 (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.