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## MORTGAGE

THIS MORTGAGE is made this 1ST day of APRIL.

19.82, between the Mortgagor, s., STEYEN I. JOHNSON and JERROLEEN R.

10HNSON (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

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 \_\_\_\_\_\_\_\_\_\_, State of South Carolina.

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, situate, lying, and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 20, on Plat of Shannon Forest, which Plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book KK, at Pages 200 and 201, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Shannon Lake Circle, and running thence 44-39 E., 196.4 feet to a point on the high water mark of Shannon Lake; thence with the high water mark of Shannon Lake as the line, S. 44-29 W. 112.5 feet to a point, joint rear corner Lots 19 and 20; thence N. 44-39 W. 194 feet to an iron pin on Shannon Lake Circle, joint front corner Lots 19 and 20; thence along Shannon Lake Circle, N. 45-21 E. 121 feet to an iron pin, the POINT OF BEGINNING.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed of Realistic Builders, Inc., a South Carolina corporation, dated July 29, 1971, and recorded on the same date in the RMC Office for Greenville County in Deed Volume 921 at Page 387.

This Mortgage is junior in lien to that First Mortgage given by Steven I. Johnson and Jerreleen R. Johnson to First Federal Savings and Loan Association in the original amount of Thirty Thousand Dollars (\$30,000.00) recorded on July 29, 1971, in the RMC Office for Greenville County in Mortgage Book 1200 at Page 490.

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which has the address of 20 Shannon Lake Citate

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South Carolina 29615 (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.

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