

FILED  
GREENVILLE S.C.  
MAY 20 11 36 AM '83  
DONNIE S. HENSLEY  
R.M.C.

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1697 PAGE 290

# MORTGAGE

THIS MORTGAGE is made this 24th day of March, 1983, between the Mortgagor, James C. & Linda H. Johnson

, (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").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$15,000.00 (Fifteen thousand and 00/100) Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 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 April 1, 1993;

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.

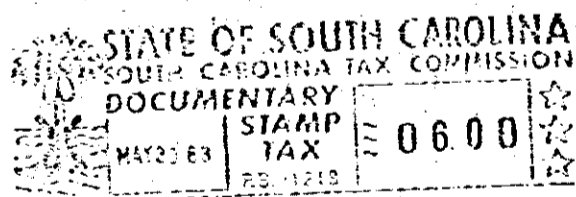
All that certain piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Del Norte Road, being known and designated as Lot no. 310, as shown on a Plat entitled Del Norte Estates, Section No. 2, and recorded in the RMC Office for Greenville County in Plat Book 4N at Pages 12 and 13, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 310 and 311, on the north-eastern side of Del Norte Road, thence with the common line of said Lots N. 46-30 W. 174.8 feet to a point in the center of Brushy Creek; thence along the center of Brushy Creek, as the line, the traverse course being N. 44-02 E. 94.7 feet to a point at the joint rear corner of Lots 309 and 310; thence with the common line of said Lots S. 46-30 E. 174 feet to a point on the northwestern side of Del Norte Road; thence with the line of said road S 43-30 W. 95 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Venna C. Howard and recorded in the RMC Office for Greenville County on April 6, 1962 in Deed Book 940 at Page 282.

This is a second mortgage and is Junior in Lien to that mortgage executed by James C. and Linda H. Johnson to First Federal of SC which mortgage is recorded in the RMC Office for Greenville County on September 17, 1976 in Book 1378 at Page 62.

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which has the address of 611 Del Norte Road Greenville,  
(Street) (City)

South Carolina 29615 (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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