

FILED
GREENVILLE, S.C.
FEB 22 2 30 PM '84
DONNIE S. B. WENSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of February, 1984, between the Mortgagor, Mark K. Johnston and Susan E. Cyr (husband and wife), (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 Seventy Seven Thousand and No/100ths (\$77,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1984, (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, 2014

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 tract of land situate lying and being on the northwesterly side of Rockwood Drive (formerly known as Jenkinson Boulevard), City of Greenville, State of South Carolina, being known and designated as Lot 24 Rockwood Park Subdivision, as more particularly shown on that certain Subdivision Plat recorded in Plat Book S at page 168-169 in the R.M.C. Office for Greenville County and as more particularly shown on a more recent Plat dated February 16, 1984 entitled "Plat ~~for~~ Mark K. Johnston and Susan E. Cyr" prepared by John R. Long and Associates and having according to said more recent Plat the following metes and bounds:

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Beginning at an iron pin at the joint front corner of Lots 24 and 25 on the right-of-way for Rockwood Drive and running thence with the joint side line of Lots 25, 26 and 27 N. 39°35'00"W., 268.89' to an iron pin at the joint rear corner of Lots 24 and 27; thence N.47°20'00"E., 75.00' to an iron pin at the joint rear corner of Lots 23 and 24; thence with the joint side line of Lots 23 and 24 S.39°31'35"E., 261.49' to an iron pin on the right-of-way for Rockwood Drive; thence with the right-of-way of Rockwood Drive S.41°48'00"W., 75.5' to the point of beginning.

The aforesaid more recent plat is recorded in Plat Book 10 I at Page 17.

24657

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
\$ 30.00

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
\$ 00.10

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
\$ 00.70

which has the address of 44 Rockwood Drive, Greenville (City)
South Carolina 29605 (State and Zip Code) (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.

0.95

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