

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Elbert E. Johnson  
and Mary G. Johnson

(hereinafter referred to as the Mortgagor)

WHEREAS, the Mortgagor is well and truly indebted to THE FARMERS' MORTGAGE AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as the Mortgagee) evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are herein by reference in the sum of Forty-Two Hundred and No/100 DOLLARS (\$ 4200.00 ), with interest thereon from date of the note at the rate of five per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as lot # 17 as shown on a plat of Augusta Acres, Property of Marsmen, Inc., prepared by Dalton & Neves, Engineers, 1946, recorded in Plat Book "3" at Page 42, being more particularly described according to said plat as follows:

"BEGINNING at an iron pin on the East side of Fork Shoals Road, joint corner of lots # 16 and 17, and running thence with line of lot # 16, N. 65-42 E. 200 feet to an iron pin, joint corner of lots # 16, 17, 52 and 53; thence with rear line of lot # 52, S. 20-18 E. 100 feet to an iron pin, joint corner of lots # 17 and 18; thence with line of lot # 18, S. 65-42 W. 200 feet to an iron pin on the East side of Fork Shoals Road; thence with said road, N. 20-18 W. 100 feet to the beginning corner. Being the same premises conveyed to the mortgagor by Marsmen, Inc. by deed dated August 10, 1948, recorded in Volume 355 at Page 419."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.