

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, JAMES G. JOHNSON, JR. AND LOUISE EFIRD JOHNSON; hereinafter called the Mortgagor, in the State aforesaid send greetings:

FILED
GREENVILLE CO. S. C.

MAR 9 3 52 PM 1965

OLLIE FARNSWORTH

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of Fifteen Thousand - - - - - (\$15,000.00) Dollars,

for money loaned as evidenced by promissory note dated this day and maturing as follows: Two Hundred Twenty and 59/100 (\$220.59) Dollars on the first day of June, 1949, Two Hundred Twenty and 59/100 (\$220.59) Dollars on the first day of September, 1949, Two Hundred Twenty and 59/100 (\$220.59) Dollars on the first day of each December, March, June and September thereafter to and including December 1, 1965, and on March 1, 1966, the entire principal balance, together with all accrued interest, shall be at once due and payable,

with interest thereon until paid at five (5%) per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable quarter - annually, both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, 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 said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with the improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of Riverside Drive in a subdivision known as Marshall Forest consisting of a portion of Lot No. 2 of said subdivision, a plat of which subdivision is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at pages 133-134. Said property is described according to the aforementioned plat and according to a more recent plat prepared by Piedmont Engineering Service dated February 14, 1949, entitled "Property of James G. Johnson, Jr. & Louise Efird Johnson, Greenville, S. C.", and has according to said plats the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Riverside Drive at a point 175 feet from the East side of Ridge Drive at the joint front corner of Lots No. 1 and 2, and running thence along the common line of said lots, S. 23-48 E. 353.4 feet to an iron pin on the Northern side of Club Drive; thence along the Northern side of Club Drive, N. 73-0 E. 117 feet to an iron pin in the rear line of Lot No. 2; thence N. 23-48 W. 353.4 feet to an iron pin on the Southern side of Riverside Drive; thence along the Southern side of Riverside Drive, S. 73-0 W. 117 feet to an iron pin, the beginning corner.

The above described property is the same property conveyed to the mortgagors herein by Otis P. Moore by deed to be recorded.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.