

MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

This Mortgage made this 19th day of May 1961, between James Thomas Johnson and Wife Lillian Rose Johnson (also known as James T. Johnson) called the Mortgagor, and Wise Homes, Inc. of Spartanburg, hereinafter called the Mortgagee.

WITNESSETH

WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith is well and truly indebted to the Mortgagee in the full and just sum of Seven thousand thirty nine & 20/100 Dollars (\$ 7,039.20), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$ 83.80 commencing on the 20th day of July, 1961, and a like amount on the 20th day of each successive month thereafter until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

Beginning at a stake in the southerly margin of Snow Street, said beginning stake being located N 83-00 W 116.00 feet from an old stake in said margin, the northwesterly corner of Wesland Camp Meeting Assn property, and runs thence from the said point of beginning S 16-00 W 307.70 feet to a stake in the J. O. Stokes line, thence with said line S 83-00 E 216.50 feet to a stake in said line, the southwesterly corner of the Wesland Camp Meeting Assn. property, thence with the line of the Wesland Camp Meeting Ass. property N 16-20 W 332.00 feet to a stake in the southerly margin of Snow Street, the northwesterly corner of the wesland Camp Meeting Assn. property, thence with the southerly margin of Snow Street N 83-00 W 116.00 feet to the point of beginning and being the same identical lot of land as Deeded to Lillian Johnson by Deed Recorded in Book L, Page 557 in the S. M. C. Office of Greenville, County, S.C.

FILED

MAY 27 1961 A.M.



Mrs. Ollie Farnsworth R. M. C.

Together with all and singular the rights, members, hereditaments and appurtenances thereto in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinafter described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons, whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.

Form 115

*Paid in full + Satisfied
Wise Homes, Inc. of Spartanburg
Date June 7, 1961*

*By: Lewis M. Surkis
sec.*

wit: John M. Rollins

SATISFIED AND CANCELLED OF RECORD

21 DAY OF July 1961

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:20 O'CLOCK P.M. NO. 2297