

MORTGAGE OF REAL ESTATE

JUL 17 8 20 A.M. 1961  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. P. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Hundred and NO/100

Dollars (\$ 1600.00 ) due and payable

in full, both interest and principal six months from date,

with interest thereon from date at the rate of Six per centum per annum, to be paid in advance and after maturity,

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 purposes:

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, Chicks Springs Township, near the Fairview Baptist Church, lying on the south side of Crain Drive, being shown as lots nos. 1, 2, 3, 4, 5, 6, 8, 9, and 10, facing a new street, according to plat of property of W. P. Johnson, prepared by J. B. and M. N. Brain, RS, dated 5-12-48, and revised by J. Q. Bruce, R.S., 10-7-1959, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of lot 1 and new cut street, and proceeding thence N. 6-08 E. 170.5 feet to iron pin; thence along the rear lines of lots 1 through 6, S. 70-15 E., 639.4 feet to iron pin, rear corner of lot no. 6; thence S. 28-26 W. 167.4 feet to iron pin, front corner of lot 6 and new cut road; thence along the said new cut road, N. 70-15 W. 570.8 feet to the beginning corner, and containing all of lots 1, 2, 3, 4, 5, and six.

AND ALSO, all that piece parcel or lot of land with improvements thereon, in said County, State, and according to said plat, and being all of lots nos. 8, 9, and 10, and more particularly described as follows, to-wit:

BEGINNING at an iron pin, corner of lot 10 and new cut street, and proceeding along said street, S. 70-15 E. 333.2 feet to the front corner of lot 8 and 7, and then as common line of 8 and 7, S. 19-58 W. 154.1 feet to an iron pin, rear corners of 8 and 7; thence along rear lines of lots 8, 9, and 10, N. 71-36 W. 292.7 feet to the iron pin, corner of rear of lot 10; thence along line of lot 10, N. 6-08 E. 166.1 feet to the beginning corner, and containing all of lots 8, 9, and 10.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*For Satisfaction See R. E. M. Book 958 Page 262*

*W. P. Johnson*  
*Wm. Farnsworth*

*1961 E. 31798*