

MORTGAGE

STATE OF SOUTH CAROLINA, }
 COUNTY OF GREENVILLE }

APR 15 10 57 AM 1963

CLERK OF COURT
 R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

HERBERT A. JOHNSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 **THIRTEEN THOUSAND AND NO ONE-HUNDREDTHS DOLLARS (\$13,000.00)**, with interest thereon from date at the rate of **Six (6)**

(**6 %**) per centum per annum, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on June 1, 1981, 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 furthersums 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, and hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Fairview Township, containing in the aggregate 22.52 acres, more or less, situated on the North Georgia Road, about two miles west of Simpsonville, adjoining lands now or formerly of the Estate of Mrs. Qumire Alverson, L. H. Thompson, et al and being more particularly described as follows:

TRACT NO 1: BEGINNING at an iron pin and running thence N. 63-41 E. 21.20 chains to a stone on branch; thence down branch 10.87 chains to blackgum on fork of branch; thence S. 64-3/4 W. 11.10 chains to stone; thence S. 57 1/2 W. 6.97 chains to a pin; thence N. 25 1/2 W. 10.97 chains to the beginning corner, containing 19.79 acres, more or less;

TRACT NO 2: BEGINNING at a stone on bank of branch and running thence up the branch 1.31 chains to a maple; thence S. 63 1/2 W. 21.40 chains to an iron pin; thence S. 20 1/2 E. 1.10 chains to iron pin; thence N. 63-41 E. 21.20 chains to the beginning corner, containing 2-3/4 acres, more or less.

Being the same property conveyed to the mortgagor by a deed recorded in the R.M. C. Office for Greenville County in Deed Book 492 at Page 472.

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.