

MORTGAGE OF REAL ESTATE—Office of Deeds/Recorder, Greenville, S. C. **BOOK 1091 PAGE 25**
APP 26 10 17 AM 1968
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE F. BARNWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **James M. Martin and Virginia C. Martin,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Chester W. Johnston**

(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

Two Thousand Two Hundred and No/100-----Dollars (\$ 2,200.00) due and payable \$50.00 one month from date and a like amount thereafter until paid in full, payment applied first to interest and balance to principal, with the full right of anticipation in whole or in part without interest penalty,

with interest thereon from **date** at the rate of **6-1/2%** per centum per annum, to be paid: **monthly.**

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

All that certain piece, parcel and lot of land on the Standing Springs Road in the County of Greenville, State of South Carolina, near Simpsonville, known and designated as Tract No. 4, property of Chester W. Johnston, according to a plat prepared by C. O. Riddle, registered L.S., dated December 1965, recorded in the R. M. C. Office for Greenville County in Plat Book NNN, page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Tracts 3 and 4, which point is situate on the southeastern side of Standing Springs Road, and running thence with the southeastern side of Standing Springs Road N. 25-00 E. 225 feet to the joint front corner of Tract 5; thence S. 65-00 E. 340 feet to the joint rear corners of Tracts 5, 6 and 7; thence with the joint rear line of Tract 7, S. 17-24 W. 227 feet to a point at the joint rear corners of Tracts 3, 7 and 8; thence N. 65-00 W. 370 feet to the point of beginning, containing 1.83 acres more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

SATISFIED AND CANCELED OF RECORD

FOR SATISFACTION TO THE MORTGAGEE

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