

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 1 11 45 AM 1968

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Louie Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leon Hix

(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 Twelve Hundred Fifty and NO/100 Dollars (\$ 1250.00) due and payable

as set forth in the real estate note executed this date

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: in said installments of note,

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, in the City of Greer, known as "NEEDMORE" Chick Springs Township, and being more particularly described as follows:

BEGINNING at an iron pin on the east side of lot now or formerly owned by Hawkins and runs thence along this line 68 feet; thence along the line of lot formerly owned by W. C. Taylor 210 feet to Frohawk Street (now Spring Street); thence along Frohawk Street (now Spring Street) 68 feet to an iron pin; thence along line of lot formerly owned by Edwards 210 feet to the beginning. This being the land conveyed to Annie Mae Johnson by deeds of Nellie Glymp Norris and Clarence Sexton, et al.

This being that property inherited by Louie Johnson from the Estate of Annie Mae Johnson, who died intestate, leaving Louie Johnson as the sole heir at law, reference had to Probate Court records 858-3.

Together with all and singular rights, members, herditaments, 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 CANCELLATION TO THE MORTGAGEE
RECORDATION BOOK

RECORDED AND CANCELLED OF RECORD
DAY OF 1968
R. M. C. FOR GREENVILLE COUNTY, S.C.
11:00 AM