

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 26 11 31 AM '70

MORTGAGE OF REAL ESTATE

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

WHEREAS, LOUISE E. JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. HARRIS

(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 Six Hundred Twenty-Five and No/100-----
-----Dollars (\$ 2,625.00) due and payable

six (6) months from date hereof

with interest thereon from date at the rate of Eight(8) per centum per annum, to be paid: semi-annually

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:

those

"ALL ~~the~~ certain piece, parcels or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lots 1, 2 and 3 on Plat of Property of Grace Brown Workman and Tessie Rowe, said plat made by W. J. Riddle, Surveyor, September 1954, and recorded in the RMC Office for Greenville County, S.C., in Plat Book CC, page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the Property of Grace Brown Workman and Lot No. 1, along the Property of Brandon Mill Co., and running thence N. 13-45 W. 50 feet to an iron pin at the joint corner of Lots 1 and 2; thence N. 13-45 W. 69.5 feet to an iron pin at the joint corner of Lots 2 and 3; thence N. 13-45 W. 69.5 feet to an old iron beam at joint corner of Lot No. 3 and the right of way of the Southern Railway; thence S. 89-26 W. 92.5 feet along the common line of Lot No. 3 and the railroad right of way across Melrose Avenue through a new iron pin to an old iron pin; thence S. 11-54 E. 53 feet to an old iron pin located on the west side of Melrose Avenue; thence S. 6-15 E. 149.2 feet along a line in or near the middle of Melrose Avenue, the said line fronting in whole or in part on Lots 3, 2 and 1 to a point off center in Melrose Avenue as shown on plat; thence N. 80-56 E. 110 feet to the point of beginning; except and subject, nevertheless, to any and all easements and/or rights of way in or along the way of Melrose Avenue which may have been granted expressly or impliedly.

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.