

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S/C.

BOOK 1165 PAGE 347

MORTGAGE OF REAL ESTATE

SEP 3 8 56 AM '70

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C. We, T. Michael Johnson and Sandra S. Johnson

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Margaret W. Johnson

(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

Fifteen Thousand and Five Hundred----- Dollars (\$ 15,500.00) due and payable

One Hundred Fifty (\$150.00) per month, payable on the 1st day of each month until principal and interest is paid in full.

with interest thereon from date at the rate of 5% 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 Greenville, Chick Springs Township, about one mile southward from the City of Greer, and being shown as Lot No. 27 in Brookhaven, property of ~~XXXXXXXXXX~~ the Dobson Estates, and later to William E. Southerland and Barbara A. Southerland, according to survey and plat by H.S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in Plat Book RR, page 41, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the North side of Benjamin Avenue, joint front corner of Lots Nos. 26 and 27 on said plat, and runs thence N. 10-55 E. 170 feet to an iron pin; thence N. 79-25 W. 100 feet to an iron pin; thence S. 10-55 W. 170 Feet to an iron pin; thence S. 79-25 E. 100 feet to the beginning.

This is the same property conveyed to the mortgagor's herein by deed of Frank McElrath and Frances M. Tucker to be recorded herewith.

This is a purchase money mortgage.

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.