

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 15 1 38 PM '71

OLLIE FARNSWORTH  
R. M. C.

**MORTGAGE OF REAL ESTATE**

**To All Whom These Presents May Concern:**

**Whereas:** Anne Elizabeth W. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Simpsonville, South Carolina

(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 -----THREE THOUSAND and NO/100-----

Dollars (\$ 3,000.00 ) due and payable

in monthly payments of \$60.83 per month, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of eight(8%) 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, in Austin Township, located on the eastern side of the C. & W. C. Railroad in the Town of Mauldin, containing two acres, more or less, and having, according to plat prepared by W. J. Riddle, dated July, 1948, recorded in Plat Book "YYY" at Page 51, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the right-of-way of the C. & W. C. Railroad and joint corner with property now or formerly of Green and running thence along line of said Green property, N. 83-08 E. 625.5 feet to an iron pin on line of property now or formerly of Austin; thence with said Austin property, S. 0-25 E. 75 feet to an iron pin; thence still with said Austin line, S. 4-11 E. 287.2 feet to an iron pin in line of property formerly of Shaver; thence with line of said property, S. 80-13 W. 23 feet to an iron pin; thence N. 41-21 W. 365.8 feet to a stake; thence S. 76-44 W. 350.7 feet to a stake on the right-of-way of the C. & W. C. Railroad; thence along said right-of-way N. 17-38 W. 105.7 feet to the beginning corner, and being shown as Tract No. 1 on plat above referred to. This being the same property conveyed to the mortgagor herein by deed recorded in Deed Volume 848 at Page 117 in the RMC Office for Greenville County.

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.