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BOOK 1192 PAGE 217

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAMES D. MCKINNEY, ORLIE FARNSWORTH  
ATTORNEY-AT-LAW MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ronnie Mack Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, S. C.

(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 four thousand and thirty and 80/100----- Dollars (\$4,030.80) due and payable in sixty equal monthly installments of \$67.18 each, the first payment to be due June 25, 1971, and the remaining payments to be due on the 25th day of each and every month thereafter until paid in full,

with interest thereon from ~~the~~ maturity at the rate of eight 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 Grove Township, on road known as McMahan Mill Road, which intersects with Old Georgia Road, and having the following metes and bounds, to-wit:

BEGINNING at pin in center of McMahan Mill Road, thence in a Northwest direction 125 feet to iron pin corner of Adge Thompson and John T. Johnson; thence along the line of John T. Johnson in a Southwestern direction 227 feet to iron pin; thence in a Southeast direction 100 feet to iron pin; thence in a Northeastern direction 200 feet to beginning point, containing one-half acre, more or less; this being the same tract or parcel of land conveyed to Billy Joe Thurmond and Betty S. Thurmond by deed of Adge Thompson dated September 24, 1960.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 906 at page 558.

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.