

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1237 PAGE 201

FILED GREENVILLE S.C.
JUN 13 3 03 PM '72
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
WHEREAS, Monroe M. Johnson and Yvonne S. Johnson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Thirteen and 20/100-----
Dollars (\$3,013.20) due and payable

in thirty-six (36) monthly installments of Eighty-Three and 70/100 (\$83.70) Dollars commencing on the 15th day of July, 1972, and on the same date of each successive month thereafter until paid in full

as provided in note

with interest thereon from date at the rate ~~XX~~ / ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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, being Lot Number 3 as shown on a Plat of the Property of Hattie Washington, dated January 3, 1961, by C. O. Riddle, Registered Land Surveyor, Number 1347, the same noted in Plat Book Number _____ at page _____, Office of the R. M. C. for Greenville County, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the South side of an unnamed Street and running along said Street N. 45-50 E. 136 feet to an iron pin at joint corner of lots number 3 and 2; thence along line of division of Lots 3 and 2 S. 44-10 E., 160.7 feet to an iron pin; thence S. 45-50 W. 136 feet to an iron pin; thence N. 44-10 W. 160.7 feet to the point of beginning.

ALSO:

ALL that lot of land in Greenville County, South Carolina, near Belle Meade Subdivision, shown as Lot 6 on a plat of the Property of Thomas Sherman made by C. O. Riddle, August, 1959, together with a 36.2 foot strip at the north-western side of said Lot 6, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the southwestern side of a private road at the corner of Lot 1 (Which belongs to Bobbie and Doris Abraham) and running thence with the southwestern side of said private road N. 51-08 W. 116 feet to a pin; thence still with said lot along the same course 36.2 feet to a pin; thence parallel with the line of Lot 6 S. 39-00 W. 121.5 feet to a pin; thence S. 51-08 E. 116 feet to a pin at the rear corner of Lot 1; thence with Lot 1 N. 39-00 E. 121.5 feet to the beginning corner.

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.