

REGULATION NO. 22
COMPLIED WITH

FILED JAMES D. MCKINNEY, JR.
GREENVILLE CO. S. C. ATTORNEY-AT-LAW

BOOK 1278 PAGE 591

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 2 27 PM '73
W. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Wesley M. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Delia H. Noe

(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 eight hundred and no/100 -----

----- Dollars (\$ 800.00) due and payable
at the rate of \$16.23 per month hereafter until paid in full, payments to be applied first in interest and the balance to principal, the first payment to be due June 17, 1973, and the remaining payments to be due on the 17th day of each and every month thereafter until paid in full, with interest thereon from date at the rate of eight per centum per annum, to be paid: monthly, with the right to anticipate payment in full at any time,

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, and on Crain Drive in Chick Springs Township, near Fairview Baptist Church, being known and designated as Lot No. 47 as shown on plat of Property of John B. and Manole N. Crain Estates, prepared by H. S. Brockman, Surveyor, dated May 12, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book Y at page 79, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the North side of Crain Drive, corner of Lots Nos. 47 and 48, and running thence N. 61-00 W. 50 feet to iron pin at corner of Lots Nos. 46 and 47 on Crain Drive; thence N. 29-00 E. 343.5 feet along the joint line of Lots Nos. 46 and 47 to iron pin; thence S. 65-07 E. 50/17 feet to pin on rear corner of Lots Nos. 47 and 48; thence S. 29-00 W. 347.5 feet to the beginning corner.

This is a purchase money mortgage and the above described real estate is the same conveyed to the mortgagor by the mortgagee this date by deed to be recorded herewith.

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 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 Mortgagee 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.