

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.
SEP 11 3 54 AM '17
BONNIE S. TARKERSLEY
R.H.C.
MORTGAGE OF REAL ESTATE
WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, B. L. 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 EIGHTEEN THOUSAND AND NO/100THS-----

Dollars (\$18,000.00) due and payable

in monthly installments of \$228.02 for ten (10) years

with interest thereon from date at the rate of nine per centum per annum, to be paid: annually.

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 known and designated as Lot No. 1 on plat of Property of B. L. Johnson, recorded in the R. M. C. Office for Greenville County in Plat Book 4M at page 41 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Greer Drive at the joint front corner of property of Rice-Cleveland Company and property now or formerly of Ball Concrete Company and running thence with line of property of Ball Concrete Company S. 37-40 E. 225.1 feet to an iron pin; thence N. 53-42 E. 144.6 feet to an iron pin; thence with the line of Lot No. 2 N. 36-18 W. 225 feet to an iron pin in the center of Greer Drive; thence with the center of Greer Drive S. 53-42 W. 150 feet to the beginning corner.

This mortgage is second and junior in lien to that certain mortgage in favor of Southern Bank and Trust Company, in the original amount of \$23,000.00, recorded in the R. M. C. Office for Greenville County in REM Volume 1221 at page 255.

It is understood that if there is a default in the first or second mortgages on the above described property, both mortgages will be considered due and payable immediately.



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 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.

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