

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

2 4 13 PM 1975 MORTGAGE OF REAL ESTATE

1343 167

BEFORE ME, THE PUBLIC NOTARY, ALL WHOM THESE PRESENTS MAY CONCERN

H.H.C.

WHEREAS, DONALD JOHNSON AND KATHY C. JOHNSON

hereinafter referred to as Mortgagor, is well and truly indebted unto M. L. LANFORD

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 Fifteen Thousand and No/100

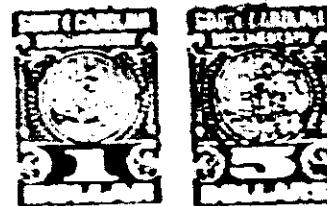
in monthly installments of \$182.00 each payable ^{Dollars \$ 15,000.00 due and payable} first day of each month hereafter beginning on August 1, 1975 and continuing until principal and interest have been paid in full. Said payments shall be applied first to interest and balance to principal. Mortgagors shall have privileges of anticipation without penalty.

with interest thereon from date of the rate of eight per centum per annum to be paid

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, containing 8.3 acres, more or less, according to a plat prepared by Carolina Surveying Co., dated June 17, 1975, consisting of two adjoining tracts of 6.8 acres and 1.5 acres, all of which is more particularly described in a deed from the mortgagee to the mortgagors to be recorded herewith.



5.6.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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, he same or any part thereof.

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