

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

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

WHEREAS, **B. L. JOHNSON AND JEWELL B. JOHNSON**, jointly and severally
hereinafter referred to as Mortgagor) is well and truly indebted unto **HAZEL R. S. CROOKS**

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 **TWENTY TWO THOUSAND FOUR HUNDRED AND NO/100THS----**

----- Dollars (\$22,400.00) due and payable
in seven (7) equal annual installments of \$3,200.00, beginning May 18,
1977 and continuing on the same day of each successive year until paid
in full

with interest thereon from date at the rate of **7-1/2** per centum per annum, to be paid **annually**,
without penalty for pre-payment.

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**, as shown on plat entitled "**Property of
Hazel R. S. Crooks**", dated March 8, 1968, prepared by **Campbell & Clarkson**,
Registered Surveyors and having according to said plat, the following metes
and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Altamont Road and running
thence N. 65-04 E. 435.5 feet to an iron pin (old); thence S. 31-38 E. 349.3
feet to an iron pin; thence S. 64-50 W. 446.2 feet to an iron pin on the
northern side of Altamont Road; thence with the northern side of Altamont Road
N. 29-53 W. 350 feet to the point of beginning.

This mortgage is given to secure a portion of the purchase price of the
above described property conveyed to us by the mortgagee herein by date of
even date herewith, hereafter to be recorded.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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