

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

AUG 17 9 28 AM '77

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

WHEREAS, James Johnson and Clara G. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The City of Greenville, a Municipal Corporation

(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

Five thousand seven hundred eighty nine and 68/100-----Dollars (\$ 5,789.68) due and payable

with interest thereon from date of execution at the rate of 1 per centum per annum, to be paid:
\$50.72 per month for 120 months

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 signing 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, Greenville Township, in the City of Greenville on the western side of Ladson Street and being known and designated as Lot No. 2 on a plat of the property of Parrish and Gower made by Dalton & Neves, Engineers, dated April 1922 and recorded in the RMC Office for Greenville County, S.C., in Plat Book "F", at Page 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ladson Street, joint corner of Lots Nos. 1 and 2 and running thence with Ladson Street, S. 35-32 E. 57 feet, more or less, to an iron pin, joint corner of Lots Nos. 2 and 3; thence with the line of Lots Nos. 2 and 3 S. 54-28 W. 150 feet, more or less, to an iron pin in line of Lot No. 4; thence with the line of Lot No. 4 N. 35-32 W. 57 feet, more or less, to an iron pin, joint corner of Lots Nos. 1 and 2 in line of Lot No. 4; thence with joint line of Lots Nos. 1 and 2 N. 54-28 E. 150 feet, more or less, to the beginning corner.

DERIVATION: Vol. 851 at Page 239 from Edwin K. Stanford, recorded August 29, 1968.

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.