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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1979
JUN 28 AM '79
BRADLEY R. JOHNSON

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bradley R. Johnson,

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

Southern Bank & 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

dollars and 96/100----- Dollars (\$ 18,604.96) due and payable

per terms of note of even date

with interest thereon from date at the rate of 12 per centum per annum, to be paid:

per terms of note

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 shown and designated as Lots 108, 109, 110 and 111 on plat of Marshall Forest recorded in the RMC Office for Greenville, Greenville County, S.C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sylvan Way at the joint front corner of Lots 111 and 112 which iron pin is 153.2 feet from the intersection of Sylvan Way and a 10 foot strip reserved for utilities; thence with the common line of said lots, N45-20E 190.9 feet to an iron pin in line of said 10 foot strip reserved for utilities; thence with the line of said strip E25-20E 152.3 feet to the intersection with another 10 foot strip reserved for utilities; thence with the line of last mentioned strip S41-40E 1.8 feet to an iron pin joint rear corner of lots 107 and 108; thence with the common line of said two lots S45-20W 296.4 feet to an iron pin on the eastern side of Sylvan Way; thence with the eastern side of Sylvan Way, N51-14W 50.3 feet to an iron pin; thence continuing with the eastern side of Sylvan Way, N51-03W 50 feet to the beginning corner.

This being the same property conveyed to mortgagor by deeds of Lucy W. Strausbaugh, recorded in Deed Book 1058, Page 765, June 17, 1977; and deed of Kay S. Johnson, recorded in Deed Book 1055, Page 542, August 17, 1978.

This mortgage is junior in priority to that certain mortgage given over the same property to First Federal Savings and Loan Association of Greenville, S.C. in Mortgage Book 1401, Page 492, on June 17, 1977, in the original amount of \$61,300.00 and having a present balance due thereon of approximately \$60,300.00 .

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OFFICE OF THE CLERK OF THE COURT
GREENVILLE, S.C.

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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