

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, Robert L. Johnson, Jr. and Phyllis S. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank B. Cameron
404 Wall Street
Fountain Inn, S. C. 29644

(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

Thirty-One Thousand and No/100----- Dollars (\$ 31,000.00) due and payable
as provided therein.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:
as provided therein.

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, Town of Mauldin, being known as Lot No. 43, Section 7, Forrester Woods, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, Pages 21 and 22, and having according to a survey by R. B. Bruce, R.L.S., captioned Property of Danco, Inc., dated November 7, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cherry Hill Road at the joint front corner of Lots Nos. 42 and 43 and running thence with the joint line of said lots, N 23-45 E 175 feet to an iron pin in the joint rear corner of Lots Nos. 43 and 44 in the rear line of Lot No. 41; thence with the joint line of Lots Nos. 43 and 44, S 68-39 E 136.2 feet to an iron pin in the joint front corner of said lots on the northern side of Cherry Hill Road; thence with the northern side of Cherry Hill Road, as follows: S 43-15 W 75 feet, thence continuing S 59-15 W 75 feet, thence S 78-03 W 83.1 feet to the point of beginning.

Being the same conveyed to the Mortgagor by deed of Danco, Inc., dated April 15, 1980, recorded herewith.

This mortgage is junior in rank to the mortgage executed to South Carolina Federal Savings and Loan Association dated November 7, 1979, in the original sum of \$71,000.00, recorded in said R.M.C. Office in Mortgage Book 1487, Page 709.

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.

0745

4328 RV-23