

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

14 30 3 02 PM '81
TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Phillip D. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto W.H. Johnson and Lillie B. Johnson

(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

Eight Thousand, Two Hundred Twenty-Four & No/100 Dollars (\$ 8,224.00) due and payable

\$109.69 per month, commencing this date: JAN. 5, 1981 and continuing at the rate of \$109.69 per month for a period of TEN (10) YEARS; at which time the unpaid balance becomes due with each payment applied first to interest and balance to principal with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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 known and designated as LOT No. 257, Section 1 of Plat of Subdivision of The Village Houses, F. W. Poe Manufacturing Co., recorded in the RMC Office for Greenville County in Plat Book Y, at pages 26-31. Said lot is also known and designated as No. 108 David Street and fronts thereon 39 feet.

ALSO: ALL that other piece, parcel or lot of land with improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as the southern one-half of Lot 256, Section 1, as shown on plat recorded in Plat Book Y, page 26, RMC Office for Greenville County, and also known as No. 110 David Street. Said lot has a frontage of 17.50 feet on David Street and adjoins Lot No. 257.

These being same properties conveyed to the Mortgagor herein by deed of the Mortgagees herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

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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 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 the same or any part thereof.

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