

amt financed \$3,275.84

MORTGAGE OF REAL ESTATE - S. C.

BOOK 1530 PAGE 087

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

3:15 PM '81 MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Julius C. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Terplan Inc. Of South Carolina**

(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 **Four Thousand Four Hundred Seventy Nine and 70/100** Dollars (\$ 4,479.70) due and payable

according to the terms thereof, said note being incorporated herein by reference

~~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:~~

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**

ALL that lot of land in Greenville County, South Carolina known and designated as Lot No. 1 of the property of Emma Sherman as shown by a plat thereof made by C.O. Riddle October, 1958, said lot having, according to said plat, the following metes and bounds: to-wit:

Beginning at an iron pin on the northern side of Crestfield Road at the joint corner of property belonging to Lewers and Lot No. 1 and running thence with the northern side of Crestfield Road, N. 66-28 E. 191.9 feet to an iron pin at the corner of Lot No. 2; thence with line of Lot No. 2 N. 5-41 W. 275.7 feet to an iron pin at Tract No. 5, of Charles Rogers Estate; thence with said tract, N. 86-30 W. 177.6 feet to an iron pin at Lewers line; thence with the line of Lewers S. 4-32 E., 363.3 feet to the beginning corner, containing 1.31 acres, more or less.

Derivation: Emma Sherman 11/28/58 Book 611 at Page 368.

Mortgagee's address is 107 E. North Street, Greenville, S.C. 29601

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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