

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

GR: FEB 22 PM '81
 S.C.
 BRASWELL

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

WHEREAS, HUEY L. BRASWELL and WANDA McCOWAN BRASWELL

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

BOBBY JOHNSON and PEGGY L. JOHNSON

116 Mount Vernon Circle
 Greenville, S.C. 29651

(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

Thirteen Thousand Nine Hundred Twenty-Five & No/100 Dollars (\$ 13,925.00) due and payable as per the terms of said note.

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

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, and being further described as follows:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the northwestern side of Gail Drive, and being known and designated as Lot 50 on a Plat of Section V, Knollwood Heights, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, Pages 91 and 92, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northwestern edge of Gail Drive at the joint front corner of Lots 50 and 51 and running thence along the northwestern edge of said Drive, N 87-49-32 E. 61.57 feet to a point; thence along the edge of the curve of Gail Drive, the chord of which is S 87-03-20 E., 58.23 feet to a point; thence along a line of Lot 49, N 13-10-50 E. 176.50 feet to a point; thence along a line of Lots 72 and 71, S 87-49-32 W. 166.3 feet to a point; thence along a line of Lot 51, S 02-10-28 E. 165 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of Bobby Johnson and Peggy L. Johnson dated June 24, 1981. This is a second mortgage junior to that of First Federal Savings and Loan Association dated June 24, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1545 at page 93 in the amount of \$51,150.00.

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STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY STAMP
 TAX \$ 05.60
 JUN 24 1981

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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