

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

FILED
CO. S. O.
AUG 20 3 56 AM '81
DONNIE J. FANKERSLEY
R.M.C.
I, C. L. Johnson

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

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

Southern Bank and Trust Company
Piedmont, S.C.

(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

Twelve thousand six hundred four and 80/100----- Dollars (\$ 12,604.80) due and payable
in ninety - six (96) monthly payments of \$131.30 each , the first of these
due on September 15, 1981 with a like amount due on the 15th day of each
calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 17.99 _____ per centum per annum, to be paid: in advance

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

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township , on the west side of Chapman Street, and being known and designated as all of Lot No. 29 and the northern one-half of Lot No. 28 , of Section A, of a subdivision known as Woodland , as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book J , at pages 70 and 71 , and having the following metes and bounds , to wit :

BEGINNING at an iron pin in the center of the front line of Lot No. 28 , of Section A, which point is 25.75 feet north of the joint corner of Lots No.s 27 and 28 , and running thence on a line through the center of said Lot No. 28 , N. 66-30 W. 184 feet , more or less , to an iron pin in the center of the rear line of Lot No. 28 ; thence N. 27-37 E. 56 feet to an iron pin at the rear corner of Lot No. 30 ; thence along the line of said Lot No. 30 , S. 71-30 E. 144 feet to the corner of said lot on the west side of Chapman Street ; thence along the west side of said Chapman Street , S.10-17 E. 77.75 feet to the beginning corner.

The above lot is shown on the Township Block Book at Sheet No. 105 , Block 5 , Lot No. 5 and 1/2 of Lot No. 6.

This is the same property conveyed by deed of C. S. Willingham to C . L. Johnson dated January 3 , 1946 , recorded in the Office of R.M.C. for Greenville County in Book 285 of Deeds, Page 37 .



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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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