

State of South Carolina

FILED OCT 11 12 AM '81 S.C.

BOOK 1554 PAGE 483



Mortgage of Real Estate

County of Greenville

BONNIE B. JOHNSON ANKERSLEY R.M.C.

THIS MORTGAGE made this 5th day of October, 1981

by Kirk Charles Johnson, Sr.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Kirk Charles Johnson, Sr. is indebted to Mortgagee in the maximum principal sum of Twenty Seven Thousand Six Hundred Eighty and 40/100th Dollars (\$ 27,680.40), which indebtedness is evidenced by the Note of Kirk Charles Johnson, Sr. of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

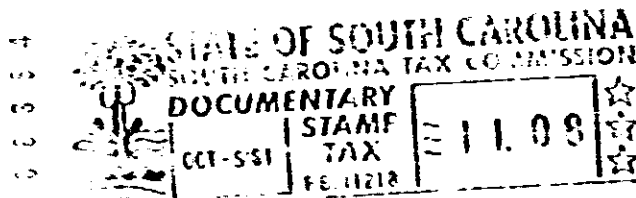
ALL that certain piece, parcel or lot of land, with any and all improvements thereon, lying, being and situate on the Southern side of Oregon Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 7 of Block B on a plat of property of Kanatenah, by J. E. Sirrine and Company, dated August, 1923, and recorded in Plat Book F at Page 131 in the R.M.C. Office for Greenville County, S.C., which plat is incorporated herein by reference, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake on the Southern side of Oregon Street, 60 feet west from Fuller Street, corner of Lot No. 8, and running thence with the line of said lot S. 26-30 E. 165 feet to a stake; thence S. 63-35 W. 60 feet to a stake, corner of Lot No. 6; thence with the line of said lot N. 26-30 W. 165 feet to Oregon Street; thence with the Southern side of Oregon Street N. 63-35 E. 60 feet to the beginning corner.

This is the identical property conveyed to Kirk Charles Johnson, Sr. by Bonnie B. Johnson by deed dated December 11, 1978, recorded December 12, 1978 in Deed Book 1093 at Page 583 in the R.M.C. Office for Greenville County, S.C.

The above property is conveyed subject to all rights-of-way, easements, covenants and restrictions appearing of record, or appearing by inspection of the premises.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

A. J. J. J.

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