STATE OF SOUTH CAROLINA

COUNTY OF Greenville

⊸ તSL**EY**

JULIUS_C._JOHNSON_ ... thereinafter called the mortgagor), in and by his certain promissory note of even date, stands firmly held and bound unto Barclays American Corporation, doing business as TWO THOUSAND ONE Barclays American. Financial, (hereinafter called the mortgagee) for the payment of the full and just sum of a

HUNDRED SEVENTY ONE AND 63/100

2,171.63

_____) Dollars, plus finance charge, with the first installment

due and payable on March 3 . 19. 82, and the tinut installment being due. February 8 19. 84, as in and by the

promissory note, reference being had thereto, will more fully appear. The Amount Financed is TWO THOUSAND ONE HUNDRED

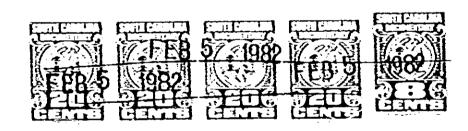
SEVENTY ONE DOLLARS AND 63/100----- (5 2,171.63) Dollars.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the scaling and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its. his successors, heirs and assigns, the real property described as follows:

ALL that lot of land in Greenville County, South Carolina known and designated as Lot #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:

BEGINNING at an iron pin on the northern side of Crestfield Road at the joint corner of property belonging to Lewers and Lot #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 #2; thence with the line of Lot \$2, N. 5-41 W., 275.7 feet to a pin at Tract No. 5 of Charlie 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 N. 4-32 E., 363.3 feet to the beginning corner, containing 1.31 acres, more or less.

THIS is the same property conveyed to Sarah Johnson by deed of Emma Sherman, dated November 28, 1958, and recorded December 2, 1958, in Greenville County Deed Book 611 at Page 368. Thereafter, said Sara Johnson died testate, on May 16, 1977, leaving the Mortgagor herein as her sole beneficiary.



IOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

IO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part

between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building creeted premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount and with such company as shall be approved by the 0 mortgagee, its his successors, heirs and assigns, and shall deliver the policy to the mortgagee, and in default thereof, the mortgagee, its his successors, heirs 0 or assigns may, but have no duty to, effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage

AND H. IS AGREED, by and between the parties, that if the mortgagor, his beirs and successors or assigns, shall till to pay all taxes and assessments upon the premise, when they shall first become payable, then the mortgaged its his successors, heres or assigns, may cause the same to be paid, together with all penalties and costs incur ed thereon, and reimbarse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND II IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its his successors, beins or assigns, although the period for the payment thereof may not then have expired

AND II IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgages, its his successors, heirs or assigns, shall have the right to have a receiver appointed of the rents and professor it is promises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the result is of the right and professors and professors and professors and professors and professors are receiver.

Form SIO Rev 1 80

Charles and the state of the second of the s

-

 $\mathbf{\varpi}$

0

-4-2-05 & S.A.