

GROVES
MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603

MORTGAGERIE REAL ESTATE
GREENVILLE

Mortgagee's Address:
306 E. North St., Greenville, SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 13 11 33 AM '63

MORTGAGE OF REAL ESTATE \$11,031.88

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS **BOBBY JOE JOHNSON AND CLARA JOHNSON**

hereinafter referred to as Mortgagor) is well and truly indebted unto **SOUTHERN BANK AND TRUST COMPANY**

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 **Eleven Thousand Thirty One (\$11,031.88) and Eighty-Eight Cents** Dollars \$ **11,031.88** due and payable per terms of Promissory Note of even date

with interest thereon from date at the rate of **14%** per centum per annum to be paid **monthly**

WHEREAS, the Mortgagee 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 Mortgagee in consideration of the amount of debt and in order to secure the payment thereof and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time in the future, has advanced to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagor 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 heirs, assigns and assigns forever

ALL that certain piece, parcel or lot of land with all improvements thereon as hereafter described therein, situate, lying and being in the State of South Carolina, County of **Greenville**, known as **lot 46 of Coleman Heights**, recorded in Plat Book **KK** at Page **29**, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of **Alta Vista Circle** at the corner of lot 47, thence **N 11-54 W, 210 feet** to an iron pin; thence **N 68 E, 90 feet** to an iron pin on the southwestern side of alley; thence with the alley **78 feet** to an iron pin, thence **S 68 W, 203.5 feet** to an iron pin; thence **S 1-20 E, 295 feet** to an iron pin on **Alta Vista Circle**; thence along the northern side of **Alta Vista Circle, N 64-17 E, 200 feet** to the point of beginning.

This is the identical property conveyed unto **Bobby Joe Johnson and Clara Johnson** herein by Deed of **Marion S. Gilbert**, dated **January 13, 1962**, and duly recorded in the Register of Mesne Conveyances for **Greenville County, South Carolina**, in Deed Book **690** at Page **343**.

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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, assigns and assigns forever

The Mortgagee covenants that it is lawfully seized of the premises hereabove 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 general known. The Mortgagee further covenants to warrant and defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof

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