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S.C.

EDWARDS, DUGGAN & REESE, P.A.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Attorneys-at-Law  
P.O. Box 126  
Greer, S.C. 29651

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LUTHER C. JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto AMERICAN FEDERAL BANK, F.S.B.

(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  
SIX THOUSAND, FIVE HUNDRED & NO/100ths Dollars (\$ 6,500 ) due and payable

as provided in note dated January 31, 1984

with interest thereon from date 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, consisting of all of Lot 53 and the northerly three feet of Lot 55 on plat entitled, "PINE BROOK", by W. N. Willis, recorded in Plat Book Z at page 148 in the RMC Office for Greenville County. The subject property fronts on the northeasterly side of Brewster Drive a distance of 78 feet.

THIS is the identical property conveyed to Lucille C. Johnson by deed of John T. Langston, Jr., recorded in Deed Book 876 at page 15 on September 16, 1969. Said Lucille C. Johnson died intestate on April 30, 1983, survived by the mortgagor as her sole heir at law, as appears by reference to Apartment 1755, file 13 in the Office of Probate Court for Greenville County.

THIS mortgage is second and junior in lien to that certain mortgage held by Cameron Brown Company in the original amount of \$13,100, recorded in Mortgage Book 813 at page 245 on January 9, 1960.

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STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX STAMP  
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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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