

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.
DEC 23 11 05 AM 1968
OLLIE L. FARROW
R. M. C.

WHEREAS, **Gilford R. Dearman and Mildred W. Dearman**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Chester W. Johnston**

(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

Two Thousand Five Hundred and No/100 - - - - - Dollars (\$ 2,500.00) due and payable in monthly installments of \$49.51, beginning on the 21st day of January 1969 and continuing on the same day of each month thereafter until paid in full. Said payments to be applied first to interest and balance to principal,

with interest thereon from **date** at the rate of **7** per centum per annum, to be paid: **monthly**

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 County of Greenville, State of South Carolina, on the eastern side of Standing Springs Road near the City of Simpsonville, being known and designated as Tract No. 3, containing 1.99 acres, and having according to a plat of the property of Chester W. Johnston, recorded in the R.M.C. Office for Greenville County in Plat Book NNN, page 49, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Standing Springs Road at the joint front corner of Tracts Nos. 3 and 4, and running thence S. 65-00 E. 370 feet to an iron pin at the joint rear corner of Tracts Nos. 3, 4, 7 and 8; thence S. 17-24 W. 227 feet to an iron pin at the joint rear corner of Tracts Nos. 2, 3, 8 and 9; thence along the joint lines of Tracts 3 and 2 N. 65-00 W. 400 feet to an iron pin on Standing Springs Road; thence with Standing Springs Road N. 25-00 E. 225 feet to an iron pin at the point of beginning.

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.

*Paid and satisfied in full this 11th day of June 1971.
Chester W. Johnston
Witness Ann Farrow*

SATISFIED AND CANCELLED OF RECORD

67 DAY OF *June* 19*71*
Ollie Farrow

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *10:10* O'CLOCK *A.* M. NO. *31127*