

AUG 19 4 50 PM '69

OLLIE FARNSWORTH

BOOK 1134 PAGE 432



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Ronald W. Johnson and Betty E. Johnson, of Greenville County

(hereinafter referred to as Mortgagee) SEND(S) GREETINGS:

WHEREAS, the Mortgagee is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Fourteen Thousand, Eight Hundred Fifty and No/100----- (\$ 14,850.00) Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Fourteen and 63/100----- (\$ 114.63) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN: That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee, do hereby, and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, bargain, sold and released, and by these presents do give, grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of Land, with all improvement thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 108 of a subdivision known as Coleman Heights according to a plat thereof prepared by Terry T. Dill, Surveyor, February 1958, recorded in the R. M. C. Office for Greenville County in Plat Book RR at Page 115 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the western side of West Drive, joint front corner of Lots 107 and 108 and running thence with the joint line of said lots, S. 66-37 W. 280.9 feet to an iron pin, joint rear corner of Lots 107 and 108; thence with the line of Lot 108, S. 17-01 E. 150.4 feet to an iron pin, joint rear corner of Lots 108 and 113; thence with the joint line of said lots, N. 66-35 E. 297.4 feet to an iron pin on the western side of West Drive; thence with western side of West Drive N. 23-05 W. 150.0 feet to the beginning corner; being the same conveyed to us by J. H. Mauldin by deed of even date to be recorded herewith."

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.