

Mortgagee's address: 1224 1/2 W. ...

FILED
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1540 PAGE 925

MAY 11 11 24 AM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN ... MERSLEY
R.M.C.

WHEREAS, Ralph S. Swan and Patsy B. Swan

(hereinafter referred to as Mortgagor) is well and truly indebted unto David E. Johnson and Jean Carol K. Johnson

(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
Twelve Thousand Three Hundred and No/100-----
Dollars \$12,300.00 due and payable

as per the terms of that promissory note dated May 11, 1981

with interest thereon from date at the rate of 12% per centum per annum, to be paid: upon maturity

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, near the City of Greenville, constituting the northerly portion of Lot No. 154 as shown on a plat of PIEDMONT ESTATES recorded in the RMC Office for Greenville County in Plat Book KK at Page 45, and having, according to a more recent survey prepared by Carolina Surveying Co., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Flint Drive, joint front corner with Lot No. 121, and running thence along the line of said Lot No. 121, S. 66 E. 90 feet to an iron pin; thence along the line of Lot No. 153, S. 24 W. 85 feet to an iron pin; thence in a new line intersecting Lot No. 154, N. 67-41 W. 74.9 feet to an iron pin on the northeasterly edge of Flint Drive, N. 14-08 E. 88.5 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of the mortgagees herein as recorded in Deed Book 1147 at Page 835, in the RMC Office for Greenville County, S.C., on May 12, 1981.

THIS IS A SECOND MORTGAGE

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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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