

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Louise Efird 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 Five Thousand Six Hundred One and 90/100-----

----- Dollars (\$ 5,601.90) due and payable
Ninety (90) days from the date hereof,

with interest thereon from date at the rate of Eight per centum per annum, to be paid: in advance
on May 2, 1974.

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, in the City of Greenville, on the southern side of Riverside Drive in a subdivision known as Marshall Forest consisting of a portion of Lot No. 2 of said subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at Pages 133-134. Said property is described according to the aforementioned plat and according to a more recent plat prepared by Piedmont Engineering Service, dated February 14, 1949, entitled "Property of James G. Johnson, Jr. and Louise Efird Johnson", and has according to said plats the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the southern side of Riverside Drive at a point 175 feet from the east side of Ridge Drive at the joint front corner of Lots Nos. 1 and 2, and running thence along the common line of said lots, S. 23-48 E. 353.4 feet to an iron pin on the northern side of Club Drive; thence along the northern side of Club Drive, N. 73-0 E. 117 feet to an iron pin in the rear line of Lot No. 2; thence N. 23-48 W. 353.4 feet to an iron pin on the southern side of Riverside Drive; thence along the southern side of Riverside Drive, S. 73-0 W. 117 feet to an iron pin, 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 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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