

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3 1 1961
R.M.C.

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

WHEREAS, John W. Berwager

(hereinafter referred to as Mortgagor) is well and truly indebted unto
First Piedmont 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

Ten Thousand Three Hundred Fifty and No/100 Dollars (\$ 10,350.00) due and payable

on or before ninety days from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: said interest having already been discounted and made a part of the above-recited indebtedness.

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, on the Northern side of Covington Road, being known and designated as Lot No. 91 on a plat of Section 3 of Northwood Hills dated November, 1960, by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County in Plat Book YY at Page 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Covington Road, joint front corner of Lots Nos. 91 and 92, and running thence with the joint line of said lots, N. 5-50 E. 222.8 feet to an iron pin, joint rear corner of said lots; thence along the rear of Lot 91, S. 76-01 E. 100.0 feet to an iron pin; thence continuing S. 84-41 E. 25.3 feet to an iron pin, joint rear corner of Lots Nos. 90 and 91; thence with the joint line of said lots, S. 2-30 W. 205.0 feet to an iron pin on the Northern side of Covington Road, joint front corner of said lots; thence with said road, N. 85-56 W. 136.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in the RMC Office for Greenville County in Deed Book 901 at Page 490.

This mortgage is second and junior in lien to that certain mortgage originally given by Johnson Construction Co., Inc. to First Federal Savings and Loan Association in the original amount of \$19,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1000 at Page 467, and assumed by the mortgagor herein as shown by deed recorded in the RMC Office for Greenville County in Deed Book 901 at Page 490.



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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