STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS,

B. L. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

as shown on note executed this 10th day of February, 1978.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, known and designated as Lot No. 1 on plat of Property of B. L. Johnson, recorded in the RMC Office for Greenville County in Plat Book 4-M at Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Greer Drive at the joint front corner of property or Rice-Cleveland and property now or formerly of Ballard Concrete Company and running thence with the line of Ballard Concrete Company property, S.37-40 E. 225.1 feet to an iron pin; thence with other property of B. L. Johnson, N.53-42 E. 144.6 feet to an iron pin; thence with line of Lot No. 2, N.36-18 W. 225 feet to an iron pin in center of Greer Drive; thence with the center line of Greer Drive, S.53-42 W. 150 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Book 933 at Page 371 from Rice Celeveland Co. Recorded Jan 7, 1972.

ALSO: ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on plat of Property of B. L. Johnson, recorded in the RMC Office for Greenville County in Plat Book 4-M at Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Greer Drive at the joint front corner of Lot No. 1 and running thence with the line of Lot No. 1, S.36-18 E. 225 feet to an iron pin; thence N.53-42 E. 150 feet to an iron pin; thence N.36-18 W. 225 feet to an iron pin in the center of Greer Drive; thence with the center of Greer Drive, S.53-42 W. 150 feet to the beginning corner.

THIS is the same property as that conveyed to the Mortgagor herein by deed recorded in the RMC Office for Greenville County in Deed Book 933 at Page 373 from Rice Cleveland Co. Recorded Jan. 7, 1972.

THIS is a second mortgage lien subject to that certain first mortgage lien to Southern Bank and Trust Company recorded in the RMC Office for Greenville County in Mortgage Book 1221 at Page 255 on February 3, 1972, in the original amount of \$23,000.00.

THE mailing address of the Mortgagee herein is P. O. Box 1329, Greenville, S. C. 29602.

Together with all and singular rights, members, hered-timerts, 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 regular household frimiture, be exhibited a part of the real estate.

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<sup>7</sup> TO HAVE AND TO HOLD, all and singular the said previses unto the Mertgagee, its heirs, success as and assigns, ferever,

The Mortgagor covenients that it is lewfully seared of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully until rized to sell, convey or en under the some, and that the premises are free and clear of all lens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomspever lawfully claiming the same or any part thereof.