

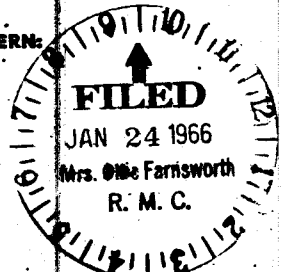
JAN 24 1966

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1020 PAGE 357

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, we, James T. Johnson, Jr., and Margaret Sue Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto E.H. Edwards

(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

four thousand two hundred and fifty Dollars (\$ 4,025.00) due and payable at the rate of forty dollars (\$40.00) each month until principal and interest has been paid. Beginning 30 days from date. Failure to meet one or more payments shall render the whole amount due and collectable immediately.

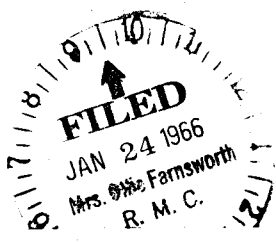
with interest thereon from date at the rate of 6 per centum per annum, to be paid: annually

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, Chick Springs Township, on the south side of Snow Street, in the City of Greer and having the following courses and distances, to wit;

BEGINNING at an iron pin on bank of Snow Street and running thence N. 83-W. 54 feet to an iron pin; thence; S. 83-E. 106 feet to an iron pin; thence, N. 16-20 W. 162 feet to the point of beginning; and being a part of the same property conveyed to me by deed that is recorded in the Office of R.M.C. for Greenville County in Deed Book 263 at Page 187. Due to closeness of said property to that of Grantor, The Grantor hereby reserves the right of first option to purchase said property in the event of sale.



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.