

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
OCT 18 9 48 AM '70  
OLLIE FARNSWORTH  
R. M. C.

PURCHASE MONEY MORTGAGE  
MORTGAGE OF REAL ESTATE

BOOK 1169 PAGE 617

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David V. Johnson and Carma S. Johnson

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

Virginia Allen Ford

(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

Three Thousand Four Hundred Sixty Six and 02/100-----Dollars (\$3,466.02 ) due and payable in monthly installments of Fifty and 54/100 (\$50.54) Dollars with the first payment being due on the 1st. day of November, 1970 and to continue thereafter on the 1st. day of each consecutive month until paid in full. Payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of  $6\frac{1}{2}\%$  per centum per annum, to be paid: monthly.

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 northeastern side of Maco Terrace, being shown and designated as Lot 12 on plat of Property of Central Realty Corporation, recorded in Plat Book P at Page 51, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Maco Terrace, at the joint front corner of lots 11 and 12, and running thence with line of Lot 11, N54-30E 125 feet to pin; thence S36-05E 51.5 feet to pin at rear corner of Lot 13; thence with line of Lot 13, S34-30W 125 feet to pin on Maco Terrace; thence with the northeastern side of said Terrace N36-05W 51.5 feet to 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 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.