MORTGAGE OF REAL ESTATE - BOOK 1453 PAGE 663

Mortgagee's mailing address: 306 East North Street, Greenville, S.C.

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE } 21 2 55 PM TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kirk Charles Johnson, Sr.

(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 Thirteen Thousand Five Hundred and 00/100-- Dollars ($ 13,500.00) due and payable

according to note of even date

set out in said note

with interest thereon from date at the rate ~~six~~ / per centum per annum, to be paid:

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

All that certain piece, parcel of 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 southern side of Oregon Street, being shown as Lot Number 7 of Block B on plat of property of Kanatenah, made by J. E. Sirrine & Co., August 1923, recorded in Plat Book F at Page 131 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the southern side of Oregon Street, 60 feet west from Fuller Street, corner of Lot Number 8, and running thence with line of said lot S. 26-30 E. 165 feet to a stake; thence S. 63-35 W. 60 feet to a stake, corner of Lot Number 6; thence with line of said lot, N. 26-30 W. 165 feet to Oregon Street; thence with the southern side of Oregon Street, N. 63-35 E. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Bonnie B. Johnson dated December 12, 1978 and recorded in the R.M.C. Office for Greenville County on December 12, 1978 in Deed Volume 1093 at Page 583.

STAMP TAX 05.40

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 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 heireinabove 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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