

JOHN M. DILLARD 1241 Clarkson Avenue
Newberry, S. C. 29108
MORTGAGE - INDIVIDUAL FORM - GREENVILLE CO. S. C. GREENVILLE, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } AUG 19 4 41 PM '80

BOOK 1511 PAGE 782

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES W. JOHNSON, R.M.C. and BETTY R. JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto CHARLES P. PRUITT

(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 Twenty-four Thousand and no/100ths Dollars (\$ 24,000.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 10 per centum per annum, to be paid: monthly.

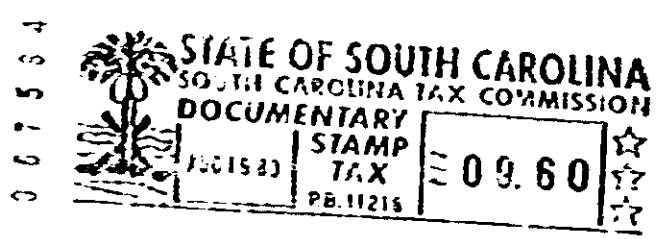
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southern side of Rogers Avenue, in Greenville County, South Carolina, being shown and designated as Lot No. 49 on a plat of the SUBDIVISION OF THE PERRY PROPERTY, dated November 7th, 1936, recorded in the RMC Office for Greenville County, S. C., in Plat Book I, page 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of a six foot sidewalk at the joint front corners of Lots No. 49 and 50 (said beginning point being located 310 feet west of the southwestern corner of the intersection of Rogers Avenue with Buncombe Road, and running thence S. 10-17 E., 150 feet to an iron pin; thence S. 79-28 W., 50 feet to an iron pin at the joint rear corners of Lots No. 48 and 49; thence with the common line of said lots, N. 10-17 W., 150 feet to an iron pin; thence along the southern edge of a six foot sidewalk on Rogers Avenue, N. 79-28 E., 50 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by the Mortgagee by deed to be recorded simultaneously herewith.



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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

9782

4328 RV-2