Mortgage of Real Estate

Post Office Box 1329

County of GREENVILLE

Side

(hereinafter referred to as "Mortgagee"), whose address is\_\_\_\_\_

|                               | s13thday of                  | 71              | 01               |  |
|-------------------------------|------------------------------|-----------------|------------------|--|
| HIS MORTGAGE made this        | <u> </u>                     | July            | , 19 <u>81</u> , |  |
| B. L. JOH                     | NSON                         |                 |                  |  |
| •                             |                              |                 |                  |  |
| nereinafter referred to as "M | lortgagor") and given to SOU | IHENN BANK & IN | osi co.          |  |
|                               |                              |                 |                  |  |
|                               |                              |                 |                  |  |

Greenville, South Carolina, 29602-----

## WITNESSETH:

| THAT WHEREAS,s indebted to Mortgagee in the r | В. І               | . Johnson                   |                    |         |               |        |         | ·       |                   |
|---|--------------------|-----------------------------|--------------------|---------|---------------|--------|---------|---------|-------------------|
|   |                    | ne maximum principal sum of |                    | Hundred | l Fifty       | Thous  | and and | No/100  |                   |
|   |                    |                             |                    | n       | ollars (\$ 15 | 0,000. | 00      | ), whic | h indebtedness is |
| videnced by the                               | e Note of          | B. I                        | . Johnson          |         |               |        |         |         | <u></u> of even   |
| late herewith, s                              | aid principal toge | ther with                   | interest thereon t |         |               |        |         |         |                   |
| which is                                      |                    |                             |                    |         |               |        |         |         |                   |
| are incorporated                              | l herein by refere | nce.                        |                    |         |               |        |         |         |                   |

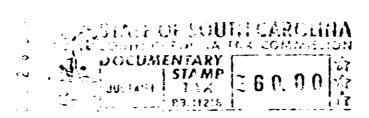
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all

indebtedness outstanding at any one time secured hereby not to exceed \$ 150,000.00----- plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1 on plat entitled "Farringdon", dated February 19, 1974, prepared by Piedmont Engineers, Architects & Planners, recorded in the Greenville County RMC Office in Plat Book 5D at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Farringdon Drive at the joint front corner of the within lot and Lot No. 2 and running thence along said Farringdon Drive S. 25-30 E., 60.00 feet to a point; thence S. 36-15 E., 75.00 feet to a point; thence S. 48-00 E., 75.00 feet to a point; thence running S. 62-06 W., 339.30 feet to a point; thence running N. 17-19 W., 94.70 feet to a point; thence N. 25-16 W., 100.30 feet to a point; thence N. 15-18 W., 73.05 feet to a point at the joint rear corner of the within lot and Lot No. 2; thence running along the joint line of said lots N. 74-38 E., 213.90 feet to a point at the joint front corner of the within lot and Lot No. 2, on the Western side of Farringdon Drive, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Erelene C. Nicholls recorded in the Greenville County RMC Office in Deed Book 1132 at Page 591 on September 4, 1980.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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