

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
CO. S. C.
JUL 24 11 06 AM '81
DONNIE S. TANKERSLEY
R.M.C. Registrar

WHEREAS,

Dennis R. M. Pegram and Ina C. Pegram

(hereinafter referred to as Mortgagor) is well and truly indebted unto David E. Johnson and Jean C. Johnson

(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 and no/100ths

Dollars (\$13,000.00) due and payable

with interest thereon from July 24, 1981 the rate of twelve per centum per annum, to be paid: according to said note.

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:

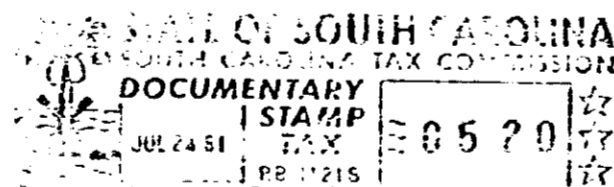
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Chick Springs Township, being known and designated as Lot 4 of property of W. P. Hall and Mary M. Hall, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 2, Page 8 and shown on a more recent plat entitled "Property of Linda J. Acker" prepared by Carolina Surveying Company, dated July 27, 1976 and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the southwesterly corner of the intersection of Alco Street and Franjo Street and running thence along the western side of Franjo Street S 1-25 E 48.3 feet to a joint corner of Lots 4 and 5; thence with the joint line of said lots N 76-12 W 112.8 feet to an iron pin on an entrance way, the same being the joint rear corner of Lots 4 and 5; thence with said entrance way N 0-25 W 48.3 feet to an iron pin on Alco Street; thence with Alco Street S 76-12 E 112 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of David E. Johnson and Jean C. Johnson as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1152, Page 335, on July 24, 1981.

THIS mortgage is junior and second in lien to that certain note and mortgage given to Lincoln Home Mortgage Company, Inc., by Linda J. Acker as recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1374, Page 717, on August 6, 1976.



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 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.

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