

LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

MAR 1 2 51 PM '82

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, CATHERINE B. JOHNSON AND ROBERT A. JOHNSON

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

JERRY FERLUTO, DAVID WELLS, KENNETH R. SUMMERS AND
M. T. Z. CORPORATION

(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 THOUSAND DOLLARS AND NO/100----- Dollars (\$ 20,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH
FOR WHICH THIS MORTGAGE STANDS AS SECURITY

with interest thereon from _____ at the rate of _____ 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:

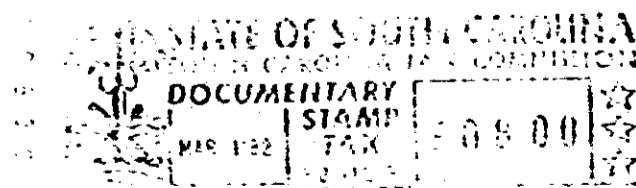
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 3 and Lot 4 on a plat of Altamont Ridge, prepared by Jones Engineering Service dated October 3, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P, Page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint intersection of the northerly corner of Lot 3 property of Joe W. Hiller and the easterly edge of an unnamed private road, said iron pin lying S. 43-33 E., 177.34 feet from an iron pin on the northerly side of Altamont Road at the intersection of property of Joe W. Hiller with said unnamed private road; and running thence along the easterly side of said unnamed private road S. 1-53 W., 70.57 feet to an iron pin; thence continuing along the easterly side of said unnamed private road S. 17-01 W., 134.7 feet to an iron pin; thence continuing along the same chord 2.12 feet to another iron pin; thence continuing along the easterly side of said unnamed private road S. 1-08 W., 71.56 feet to an iron pin; thence continuing along the easterly side of said unnamed private road S. 38-07 W., 65.66 feet to an iron pin; thence continuing along the easterly side of said unnamed private road S. 57-38 W., 71.84 feet to an iron pin; thence running S. 56-00 E., 219.67 feet to an iron pin; thence continuing S. 77-13 E., 259.6 feet to an iron pin; thence running N. 12-04 E., 100 feet to an iron pin; thence continuing N. 12-04 E., 98 feet to an iron pin; thence running N. 43-33 W., 482.23 feet to an iron pin, being the point of beginning; said Lot 3 containing 1.41 acres, more or less, and said Lot 4 containing 1.62 acres, more or less.

ALSO: an undivided interest in and to said unnamed private road as shown on the aforesaid plat.

This is the same property conveyed to the mortgagors by deeds Kenneth R. Summers, M.T.Z. Corporation, David Wells and Jerry Ferluto recorded in the R.M.C. Office for Greenville County in Deed Book 1163, page 83, Deed Book 1163, page 79, Deed Book 1163, page 85 and Deed Book 1163, page 81 on the ___ day of February, 1982.

This is a purchase money mortgage.



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 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.

RECORDED

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