

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE FILED

BOOK 1627 PAGE 93

MORTGAGE OF REAL ESTATE

SEP 27 1983

DONNA

R.M.C. 108

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, HAROLD M. JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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

FIFTY-FIVE THOUSAND AND NO/100----- Dollars (\$ 55,000.00 ) due and payable

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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, City of Greenville, being known and designated as Lot 25 and a portion of Lot 26 on plat of property of Augusta Park, made by R.E. Dalton, Surveyor, November, 1921, recorded in the R&C Office for Greenville County in Plat Book F, Pages 22 and 23 and being known as Lot 5 on plat of revisions of Lots 25, 26, 27 and 28, Augusta Circle made by Clifford C. Jones, July 15, 1980 and having according to said last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on East side of Waccamaw Avenue at the joint corner of Lots 5 and 6 and running thence with Waccamaw Avenue N 21-35 E, 66.66 feet to an iron pin; thence S 71-35 E, 166.3 feet to an iron pin; thence S 21-35 W, 66.66 feet to an iron pin joint rear corner of Lots 5 and 6; thence with the line of Lot 6 N 71-35 W, 166.3 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of John L. Bruin and Barbara B. Bruin, dated August 23, 1983 and recorded in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_ on September 22, 1983.

RECORDED IN DEED BOOK 1627 PAGE 93  
SEP 27 1983  
GREENVILLE

400 8

5831801

Together with all and singular rights, members, hereditaments, 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.

4328 RV-23