

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1984 FEB 675

WHEREAS, DONALD W. WINSLEY
W. HAROLD STONE

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

B. L. JOHNSON and JEWELL B. 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

TWENTY-EIGHT THOUSAND Dollars (\$ 28,000.00) due and payable
\$10,000.00 on June 30, 1984, and the balance, or
\$18,000.00, to be paid in 36 equal, consecutive, monthly installments of \$580.81,
commencing July 15, 1984, and continuing thereafter, until paid in full;

with interest thereon from June 15, 1984 at the rate of 10% per centum per annum, to be paid: monthly
with principal, on the outstanding balance

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

ALL that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, as shown on a Plat entitled "Property of Hazel R. S. Crooks", dated March 8, 1968, prepared by Campbell & Clarkson, Registered Surveyors, and having, according to said Plat, the following metes and bounds:

BEGINNING at an old iron pin on the northern side of Altamont Road and running thence, N 65-04 E, 435.5 feet to an old iron pin; thence S 31-38 E, 349.3 feet to an iron pin; thence S 64-50 W, 446.2 feet to an iron pin on the northern side of Altamont Road; thence with the northern side of Altamont Road, N 29-53 W, 350 feet to an iron pin, the point of beginning.

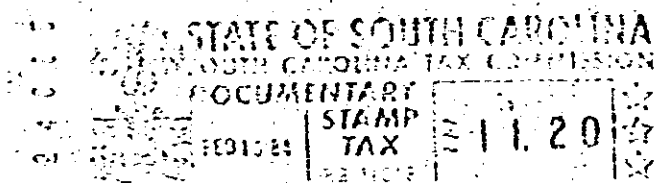
LESS HOWEVER: Property conveyed by B. L. Johnson and Jewell B. Johnson to George H. Brock by deed dated August 4, 1981, recorded August 10, 1981, in the RMC Office for Greenville County in Deed Book 1153, Page 309.

ALSO: conveyed to W. Harold Stone any and all development rights that have been assigned by the County Zoning Authority to the above transferred property.

This is the same property conveyed to W. Harold Stone by deed dated February 10, 1984, from B. L. Johnson and Jewell B. Johnson, to be recorded simultaneously herewith.

Mortgagees' address: 508 Crane Avenue, Greenville, SC 29611

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.

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