

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Drissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

9:15 A.M.

BOOK 1140 PAGE 331

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Donald E. Johnson and Kathy C. Johnson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Mattox and Wilson M. Dillard

(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 -----
Seven Thousand and No/100----- Dollars (\$7,000.00) due and payable
\$75.78 each month, commencing on the 1st day of November, 1969, and a like sum each month thereafter until paid in full, said payment being applied first to interest and the balance to principal,

with interest thereon from _____ date at the rate of eight (8%) per centum per annum, to be paid: monthly.

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, ~~which is situated~~ in the State of South Carolina, ~~more particularly~~ lying and being situate in the County of Greenville, being known and designated as a portion of Lots 26 and 27, as shown on a plat of Paris Heights, recorded in Plat Book Y at page 65, and being more particularly described according to a more recent survey prepared by C. C. Jones as follows:

BEGINNING at an iron pin in the Northern side of Arlington Road, in the front line of Lot 26, and running thence with said Road, N72-30E, 35 feet to an iron pin, joint front corner of Lots 26 and 27; thence continuing with said road, N72-30E, 36.1 feet to an iron pin in the front line of Lot 27; thence through Lot 27, N17-30W, 160 feet to an iron pin; thence S72-30W, 71.1 feet to an iron pin in rear line of Lot 26; thence through Lot 26, S17-30E 160 feet to the point of beginning.

The name of Arlington Road was changed to Fleetwood Drive. The name of Fleetwood Drive was changed to Catalina Road, as presently named.

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.