

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
AUG 10 9 34 AM '81
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1519 PAGE 396

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Raymond L. Johnson and Hazel S. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto C.E. Robinson, Jr., as Trustee of the Estate of B.M. McGee under Will

(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

Eleven Thousand Five Hundred and NO/100----- Dollars (\$11,500.00) due and payable

according to the terms of the promissory note executed herewith.

with interest thereon from date at the rate of 12 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, the Mortgagee's heirs, 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, on the West side of Rutherford Road and having the following metes and bounds. to-wit:

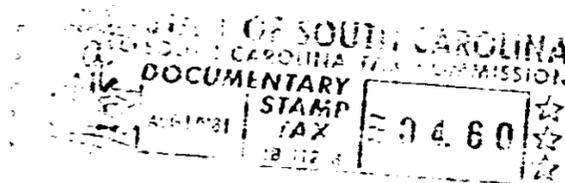
BEGINNING at an iron pin on the west side of Old Rutherford Road, joing front corner of the within described property and that of Alma T. Leatherwood and running thence N.88-10 W. 196.8 feet to an iron pin; thence S. 02-23 W. 185.1 feet to an iron pin; thence N. 87-06 W. 1030.7 feet to an iron pin; thence N. 54-07 E. 831 feet to an iron pin; thence S. 62-42 E. 221.6 feet to an iron pin; thence with the center of an unimproved road, as follows: S. 29-39 E. 118 feet, S. 56-41 E. 518 feet, S. 74-15 E. 115.5 feet S. 81-16 E. 146.5 feet to an iron pin on the West side of Old Rutherford Road; thence S. 05-27 E. 62 feet to the point of beginning.

This is the same property as that conveyed to the mortgagors herein by Deed of A & B Properties, Inc. on January 12, 1977 and recorded in the R.M.C. Office for Greenville County on January 31, 1977 in Deed Book 1050 at Page 298.

THIS MORTGAGE NOT ASSUMABLE WITHOUT MORTGAGEE'S CONSENT.

*mortgagee's address: 600 E. Washington St.
Greenville, S.C.*

SCTD 1 A11081 1416



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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