

FILED
GREENVILLE CO. S. C.

BOOK 1154 PAGE 208

JUN 7 1 35 PM '71

OLLIE Fountain Inn Federal Savings & Loan Association
R. M. C.

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William Joseph Johnson

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Eighteen Thousand, Four Hundred and 00/100 -----

DOLLARS (\$ 18,400.00), with interest thereon from date at the rate of Seven & One-Half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

September 1, 1996

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, near

Simpsonville, containing 2.78 Acres, as shown on a Plat of property of William J. Johnson, prepared by John E. Woods, Surveyor, dated May 20, 1971, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Standing Springs Road, at the joint corner with property of Sam Boyd and running thence S. 85-30 W., 513.1 ft. to an iron pin on line of other property of William J. Johnson, and running then with said line, N. 18-24 E., 315.6 ft. to an iron pin; thence still with other property of William J. Johnson, N. 89-08 E., 348.3 ft. to a nail and cap in Standing Springs Road; thence with Standing Springs Road, S. 13-26 272.3 ft. to the point of beginning.

This is a portion of that property conveyed to the mortgagor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 617, Page 406, and Deed of Donald J. Johnson, to be recorded of even date herewith.