

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

SEP 24 4 34 PM '71

BOOK 1207 PAGE 565

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Wesley Johnson and Annie Mae Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris D. Baker

(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 Three Hundred Dollars and assumption of mortgage of Seven Thousand Dollars and NO/100----- Dollars (\$ 7,000.00) due and payable

August 24, 1988

with interest thereon from date at the rate of Eight (8%) 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, 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.

All those pieces, parcels or lots of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lots nos. 27 and 28 according to Plat of property of E. P. Kerns recorded in Plat Book W, at page 17, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of McArthur Street, at the joint front corner of Lots nos. 28 and 29, and running thence with the line of Lot no. 29, N. 87-29 W. 156.2 feet to an iron pin; thence N. 19-39 E. 161 feet to an iron pin; thence along line of right of way of power line, S. 74-35 E. 107 feet to an iron pin on McArthur Street; thence with said McArthur Street, S. 0-50 W. 130 feet to the point of beginning, and being the same property conveyed to us, the said Andrew D. Barnette and Mazie T. Barnette, by deeds recorded in Deed Book 545, at page 427, R. M. C. Office for Greenville County, and Deed Book 521, at page 440, said R. M. C. Office.

THE GRANTEE herein assumes and agrees to pay according to the terms thereof a mortgage given to Doris D. Baker by the grantors herein in the original amount of Seven Thousand Dollars (\$7,000.00), said mortgage being recorded in R. M. C. Office for Greenville County in Mortgage Book 670, at page 346, and on which there is a balance due of \$7,000.00.

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.