

STATE OF SOUTH CAROLINA

COUNTY OF

Greenville

FILED
GREENVILLE CO. S. C.

AUG 28 3 29 PM '72

MORTGAGE OF REAL ESTATE

BOOK 1246 PAGE 609

TO ALL WHOM THESE PRESENTS MAY CONCERN:
ELIZABETH RIDDLE
R.M.C.

WHEREAS,

Benjamin E. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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 Thousand Seventy-five and no/100-----
Dollars (\$ 3,075.00 ---) due and payable

in monthly installments of \$85.44, commencing September 22, 1972, and continuing on the 22nd day of each month thereafter until paid in full, with the full balance being due and payable three years from date,

of maturity
with interest thereon from date at the rate of eight 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, being shown as Lot 33 on plat of Sheffield Forest, recorded in Plat Book BBB at page 61 in the RMC Office for Greenville County, and having the following metes and bounds:

Beginning at an iron pin on the northern side of Strange Road at the joint front corner of Lots 32 and 33, and running thence with line of Lot 33, N 18-33 E 150 feet to an iron pin; thence S 71-27 E 100 feet to an iron pin; thence with line of Lot 34, S 18-33 W 150 feet to an iron pin on the northern side of Strange Road; thence with the northern side of Strange Road, N 71-27 W 100 feet to the beginning.

This mortgage is junior in lien to the mortgage of First Federal Savings & Loan Association in the amount of \$21,350.00, executed and recorded on even date herewith, and also junior to the lien of the mortgage of First Piedmont Bank & Trust Company recorded in Mortgage Book 1131 at page 151 in the RMC Office for Greenville County.

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.