

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 7 3 35 PM '74
WILLIE S. TANKERSLEY
R.M.C.

BOOK 1443 PAGE 524

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Willie Fred and Arritta Johnson, 108 Gandy Street, Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto the City of Greenville, a municipal corporation, P.O. Box 2207, Greenville, S.C. 29602

(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

Two thousand five hundred & eighty seven & no/100's Dollars (\$ 2,587.00) due and payable
\$46.49 a month for 60 months with the last payment being \$46.19.

with interest thereon from date of execution at the rate of 3% 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, situate, lying and being in the State of South Carolina, County of Greenville and being known and designated as Lot No. 42 on a plat of Carver Park made by Piedmont Engineering Service, and recorded in the RMC office for Greenville County in Plat Book AA page 187 and having the following metes and bounds to wit:

Beginning at an iron pin on Gandy Street, joint front corner of Lots 41 and 42 and running thence along the line of Lot 41, S. 47-0E. 122.7 feet, more or less, to an iron pin on line of Lot 31; thence along the line of Lots 31 and 30, N. 43-0E. 60 feet, more or less, to an iron pin on corner of Lot 43; thence along the line of Lot 43, N. 47-0 W. 122.7 feet, more or less, to an iron pin on Gandy Street; thence along Gandy Street S. 43-0 W. 60 feet, more or less, to the point of beginning.

This deed is made subject to any restrictions, easements and rights-of-way that may appear on record.

This property is known and designated as Block Book 199.2-4-5. This is the same property conveyed to Willie Fred and Arritta N. Johnson from Emma Lee Hunter with a life estate reserved to Emma Lee Hunter and is recorded in the RMC office in Deed Volume 1005 page 465 on August 22, 1974 at 3:23.

The City assumes all stamps and recording fees.

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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