

MORTGAGE OF REAL ESTATE—Office of CLARENCE F. CLAY, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.

MORTGAGE OF REAL ESTATE

2025 1540 2431 570

MAY 7 11 39 AM '81 L. WHOM THESE PRESENTS MAY CONCERN:

BORN [unclear] KERSLEY  
R.M.C.

WHEREAS, I, Billy J. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Fred E. Cartee**

(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 **Twenty Thousand & no/100--**

Dollars (\$ 20,000.00 ) due and payable  
in equal monthly installments of Four Hundred and Thirty-nine & 98/100  
(\$439.98) Dollars, the first installment to be due and payable on June 7,  
1981, and a like installment to be due and payable on the same day of  
each and every month thereafter until this indebtedness is paid in full,  
which will be five years from date  
with interest thereon from date at the rate of 11½ per centum per annum, to be paid: in  
installments as stated above

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, lying in Gantt Township, on the northern side of a country surface treated road, known as the Blassingame Road, or the Jacobs Road, leading east from White Horse Road, being shown as the eastern one-half of Lot 4 on plat of property of Thomas A. Childress prepared by Pickell & Pickell dated July 1948, which plat is unrecorded and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the above mentioned road 100 feet east from the rear corner of Lot 3, and running thence parallel with the rear line of Lots 2 and 3 and 100 feet distant therefrom N. 28-45 W. 185 feet to an iron pin at center point in line of Lot 4; thence N. 61-15 E. 100 feet to an iron pin; thence S. 28-45 E. 185 feet to an iron pin in the center line of the above mentioned lot; thence with center line of said lot S. 61-15 W. 100 feet to the beginning corner.

Being the same premises conveyed to Wayne Johnson by deed of Katherine M. Bayne recorded in Deed Book 427 at Page 177, and conveyed by Wayne Johnson to Billy J. Johnson by deed recorded July 6, 1957 in Deed Book 580, at Page 279, RMC Office for Greenville County.

It is agreed between the mortgagor and the mortgagee that this loan can be re-negotiated at any time if agreeable to the mortgagor and mortgagee.

In the event that the above property is sold and this loan assumed, the term and the interest will be re-negotiated with the buyer.

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OFFICE OF CLARENCE F. CLAY  
ATTORNEY AT LAW  
GREENVILLE, S. C.  
DOCUMENTARY  
STAMP TAX \$ 08.00

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.

A. O. C. T.

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