

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 989 PAGE 317

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, George M. Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Johnson

(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 Seven Hundred Fifty and 00/100

Dollars (\$ 750.00) due and payable

in full, one (1) year from date

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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 signing 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, Saluda Township, having the following metes and bounds, courses and distances, to-wit:

BEGINNING on a large post oak and running thence S. 54-15 E., 277 feet to an iron pin; thence S. 47-50 E., 400 feet to a pin; thence S. 27-45 E., 400 feet to a point in the Talley Bridge Road; thence with the old line, S. 65-00 W., 560 feet to a stone with a cross on it; thence N. 4-00 W., 577 feet to a stone; thence N. 76-00 W. 344 feet to a stake; thence N. 12-40 E., 195 feet, more or less, to an iron pin; thence N. 57-15 E., 200 feet to a large post oak, the beginning corner, containing 8.80 acres, more or less, being all of the same conveyed to the mortgagor herein by deed of J. Charles Johnson, January 8, 1955, recorded in the R. M. C. Office for Greenville County in Book 592, page 315.

Together with all and singular rights, members, herditaments, 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.

*Paid and Satisfied in full this 9th day
of December 1963.*

witnesses:

Peggy K. Patterson

Joe A. Phillips

John W. Johnson

SATISFIED AND CANCELLED OF RECORD
11 DAY OF Dec. 1963
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
423-326 CLASS. NO. 16914