

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 20 3 00 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH

R. H. CO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BILLY J. JOHNSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK,

(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, Four Hundred, Fifty-seven & 28/100 Dollars (\$3,457.28 --) due and payable

under the same terms as originally contracted by these parties in the note of the mortgagor to the mortgagee, bearing date of September 26, 1969,

with interest thereon from date at the rate of _____ 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, his 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

ALL that lot of land 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 Blessingame 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.

This mortgage is junior in rank to a first mortgage on said property, held by Fidelity Federal Savings & Loan Association and having a balance of \$836.77 as of March 2, 1970.

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.