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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
RENNIE S. TANKERSLEY, R.M.C. 1466 234

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Verina Johnson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Textile Real Estate Company, Inc., Its Successors and Assigns,

(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 Dollars (\$ 3,000.00) due and payable in twenty four (24) equal monthly installments of One Hundred Thirty-Eight and 44/100 (\$138.44) Dollars, commencing June 7, 1979, and each consecutive month thereafter on said date until paid in full at Ten Percent (10%) per annum; payments to be applied first to interest and then to principal until paid in full with the privilege of acceleration.
with interest thereon from date at the rate of 10 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:

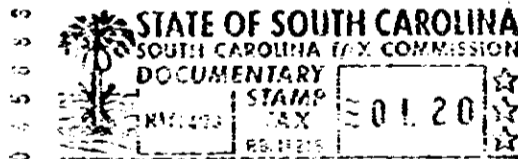
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL of that lot of land in the City and County of Greenville, State of South Carolina, known as Lot 2 on plat of Central Realty Corporation, recorded in the R. M. C. Office in Plat Book P, at page 69, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dogan Road at the corner of Lot 1, which iron pin is situate 50 feet North of Old Spartanburg Road, and running thence along said Road N. 41-50 W. 50 feet to an iron pin at the corner of Lot 3, thence N. 47-18 E. 150 feet to an iron pin; thence S. 41-50 E. 50 feet to an iron pin; thence S. 47-18 W. 150 feet to the point of beginning and being the same conveyed to us in Deed Book 876, at page 317.

BEING the same property acquired by the Mortgagor by deed of the Master In Equity dated 14th May, 1979, and recorded May 14th, 1979 in Deed Volume 1102, at page 393, Office of the R. M. C. for Greenville County. See Judgment Roll No. 79-1628.



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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 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.

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