

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KEITH G. JOHNSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto GRADY E. BARRETT

(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 Thousand and No/100

Dollars (\$7,000.00) due and payable

in accordance with the terms of the Note

with interest thereon from April 2, 1984 at the rate of 10½ per centum per annum, to be paid: in accordance with the terms of said Note.

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 in the town of Travelers Rest, and having, according to a plat of said property made by Terry T. Dill, dated November 23, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Williams Road of corner of property of Clyde V. Barrett, Jr. and Sarah Barrett and running thence N. 08-00 E. 447 feet to an iron pin; thence with the creek as the property line in a northeasterly direction 74 feet to a point; thence N. 40-10 E. 220 feet to an iron pin; thence S. 7-43 E. 650 feet to an iron pin in the center of Williams Road; thence through Williams Road S. 79-47 W. 230 feet to an iron pin, the point of beginning and containing 2.97 acres.

THIS conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

THIS is the same property conveyed to the Mortgagor herein by Deed of the Mortgagee herein dated April 2, 1984 and to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE TAX COMMISSION
STAMP
APR 2 1984
\$ 02.80

526
APR 03 1984

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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24-828-112