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GREENVILLE CO. S. O.

BOOK 1135 PAGE 647

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 4 8 46 AM '69
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Alvin V. Sexton and Josephine Morris Sexton,
(hereinafter referred to as Mortgagee) is well and truly indebted unto J. P. Looer and Sara Ann P. Looer

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Five Thousand Nine Hundred Twelve & 50/100----- Dollars (\$ 5,912.50) due and payable

on the first day of each month, beginning October 1, 1969 in payments of \$61.08 for a period of thirteen years.

with interest thereon from date at the rate of -8- per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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 that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, off the south side of Stokes Road, and rear of properties of J. P. Looer and J. D. Melton and being more fully described as follows:

BEGINNING at the joint rear corner of property of J. D. Melton and unnamed street on Sub-Division Holland Property W-103, running thence along line of Holland Property, S35-16E, 200.5' to an iron pin, thence S63-28W, 285.6' to an iron pin, thence S60-48W, 334.1' to an iron pin, corner of John Gresham property, thence along Gresham property, N37-31W, 321' to an iron pin, thence N55-53E, 365" to an iron pin, thence N52-58E, 264.5' to point of beginning.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.