

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAY 16 2 47 PM '77
DONNIE S. TARRALLESLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Donald L. Roper and Evelyn C. Roper

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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 one hundred four and 70/100----- Dollars (\$ 3,104.70) due and payable
in thirty monthly installments of \$103.49 each, the first of these being due on
May 15, 1977 with a like amount due on the 15th day of each calendar month thereafter
until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 12.88 per centum per annum, to be paid: in advance

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

County of Greenville, in Grove Township, on the
East side of Highway No. 20 (formerly Highway 29) near Hughey's super
market, in Rehobeth School District, and having the following courses
and distances, to - wit :

BEGINNING at an iron pin on Larry Fricks line ; running thence in a southeastern
direction 225 feet , more or less, to an iron pin at the joint corner of Larry
Fricks, Piedmont & Northern Railway and W. C. Hughey : thence in a
northwestern direction along the line of Piedmont & Northern Railway 79
feet to an iron pin ; thence in a northwestern direction 178 feet to the center
of Highway No. 20 ; thence in a southeastern direction along Highway No. 20 ,
82 feet to the point of beginning , being bounded by lands of Larry Fricks,
P & N Railway , Highway 20 and possibly others .

This property is conveyed subject to all easements, restrictions , zoning
ordinances and rights of way of record, or on the ground, which may affect
said lot .

This is the same property conveyed by deed of Donald D. Evans dated
June 18, 1976 to Donald L. Roper and Evelyn C. Roper, said deed recorded
in the Office of R. M. C. for Greenville County in Book 1039 of Deeds,
Page 985, July 22, 1976.



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.

4328 RV-2