

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

Oct 13 11 55 AM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY
R.H.C.

WHEREAS we, J. Metz Looper and Ruth B. Looper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 twenty thousand and two hundred and fifty and no/100----

-----Dollars (\$ 20,250.00) due and payable in sixty monthly installments of \$337.50 each, the first payment to be due December 1, 1977, and the remaining payments to be due on the first day of each and every month thereafter until paid in full,

with interest thereon from maturity at the rate of eight 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:

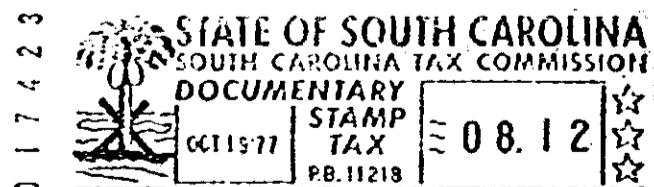
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Bates Township, being shown and designated on Survey for J. Metz Looper prepared by Carolina Surveying Co. on September 30, 1977, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book 6-C at page 75, and said property having the following metes and bounds according to said plat:

BEGINNING at an old iron pin on creek at corner of property of J. Roy Looper and property of the grantees herein and running thence with the creek as the line as follows: S. 69-40 E. 77.8 feet to point; S. 58-21 E. 99.8 feet to point; S. 8-23 E. 159.3 feet to point; S. 39-33 E. 104.3 feet to point; thence S. 66-46 E. 88.5 feet to old iron pin on creek; thence running S. 40-23 W. 27.4 feet to a pin; thence S. 56-10 W. 1045 feet to iron pin; thence N. 41-36 W. 554.8 feet to iron pin on line of J. Roy Looper; thence with the line of J. Roy Looper, N. 75-04 E. 765 feet to old iron pin; thence continuing with line of J. Roy Looper, N. 28-25 E. 390.8 feet to the beginning corner, said property containing 10.1 acres.

ALSO AN EASEMENT FOR INGRESS AND EGRESS across property of George H. Ginn and Lois L. Ginn from Tubbs Mountain Road to the above described property, which easement is across 30 foot strip of land described on the above mentioned plat, and which easement is an easement appurtenant and runs with the land, and said 30 foot strip being described as follows according to said plat:

BEGINNING at an iron pin on Tubbs Mountain Road, at the joint corner of property of George H. Ginn and Lois L. Ginn with property of J. R. and Betty L. Long and running thence with Tubbs Mountain Road, N. 14-37 E. 39 feet; thence N. 65-15 E. 516 feet to pin; thence N. 85-18 E. 115.9 feet to iron pin; thence N. 75-04 E. 567.7 feet to iron pin corner of the above described property; thence with the line of the above described property, S. 41-36 E. 33.8 feet to pin; thence S. 75-04 W. 582.8 feet to pin; thence S. 85-57 W. 111.2 feet to old iron pin; thence ~~S. 65-15 W.~~ S. 65-15 W. 540.8 feet to the beginning corner.

The above described property was conveyed to the mortgagors herein by deed of Barbara G. Wallace, Lois L. Ginn and George H. Ginn by deed dated this date and to be recorded herewith.



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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