

FILED
GREENVILLE CO S.C.

FEB 25 8 44 AM '83
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONWELL BANKERSLEY
R.H.C.

MORTGAGEE'S ADDRESS:
P.O. Box 485
Travelers Rest, S. C. 29690 Tel: 1595 43717

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

WHEREAS, STANLEY P. HOPKINS AND LINDA W. HOPKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 TEN THOUSAND AND NO/100-----

-----Dollars (\$ 10,000.00) due and payable

IN Ninety-Six (96) equal monthly instalments of One Hundred Seventy-Nine and 82/100 (\$179.82) Dollars beginning April 1, 1983 and continuing monthly until paid in full.

with interest thereon from Feb.25, 1983 at the rate of 15% per centum per annum, to be paid: AS SET OUT ABOVE.

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 that piece, parcel or lot of land in the County of Greenville, State of South Carolina on the north side of Parisview Drive, and being known and designated as Lot 77 on plat of Sunny Acres, which plat is recorded in the RMC Office for Greenville, S. C. in Plat Book BB, Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Parisview Drive at the joint corner of Lots 77 and 78 and runs thence along the line of Lot 78 N. 29-30 W. 156.4 feet to an iron pin; thence N. 2-0 E. 10 feet to an iron pin; thence S. 80-30 E. 89.4 feet to an iron pin; thence along the line of Lot 76 S. 29-30 E. 112.7 feet to an iron pin on the north side of Parisview Drive; thence along Parisview Drive S. 59-50 W. 80 feet to the beginning corner.

Derivation: Deed Book 1004, Page 503 - James W. Horne, et. al 8/9/74

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever."

-2 FEB 25 83

SOUTH CAROLINA
RECORDING COMMISSION
INSTRUMENTARY
STAMP 104.00

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 IV 27