

State of South Carolina)

Mortgage of Real Estate



County of GREENVILLE FILED
GREENVILLE CO. S.C.)

VOL 1694 PAGE 940

THIS MORTGAGE made this 11th day of December, 1984.

by JAMES T. HOOPER AND KAREN B. HOOPER

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 544, Travelers Rest, SC 29690

WITNESSETH:

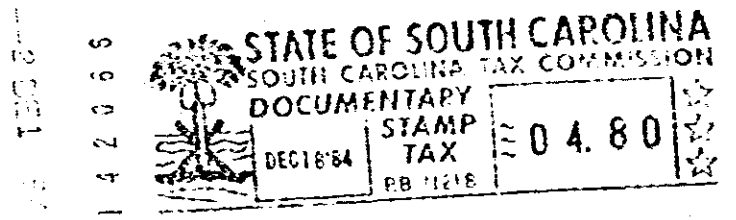
THAT WHEREAS, JAMES T. HOOPER AND KAREN B. HOOPER
is indebted to Mortgagee in the maximum principal sum of SIXTEEN THOUSAND AND NO/100-
----- Dollars (\$ 16,000.00-), which indebtedness is
evidenced by the Note of James T. Hooper and Karen B. Hooper of even
date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of
which is December 15, 1994 after the date hereof, the terms of said Note and any agreement modifying it
are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid
indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the
same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended,
Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by
Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other
indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all
indebtedness outstanding at any one time secured hereby not to exceed \$ 16,000.00 plus interest thereon, all
charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted,
bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns,
the following described property:

ALL that certain piece, parcel or tract of land situate on the westerly
side of Cool Springs Road in the County of Greenville, State of South
Carolina, being shown as a tract containing 7 acres on a plat of the property
of James T. Hooper and Karen B. Hooper dated December 7, 1984, prepared
by Jeffery M. Plumblee, Inc. recorded in Plat Book 11-B at page 70
in the R.M.C. Office for Greenville County, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap near the center of Cool Springs Road, which
nail and cap are 1145 feet, more or less, from Highway 414, and running
thence with property now or formerly belonging to Cox, S. 79-26 W. 852.7
feet to an iron pin; thence S. 23-14 W. 207.7 feet to a point in or near
a creek; thence N. 43-19 W. 91.9 feet to an iron pin; thence N. 15-22 E.
587.8 feet to an iron pin; thence S. 88-56 E. 608.7 feet to a nail and cap
near the center of Cool Springs Road; thence with said road, S. 38-30 E.
350.9 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of
Gordon E. Mann and Winston Sherman Cox dated December 11, 1984, to be
recorded herewith.



*29168 DM gab
James T. Hooper, et al*

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or
appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the
same being deemed part of the Property and included in any reference thereto);