

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 10 3 15 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, JACK HOPKINS,

(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

Ten Thousand Eight Hundred Fifty Seven and 60/100 Dollars (\$10,857.60) due and payable in sixty (60) monthly installments of One Hundred Eighty and 96/100 (\$180.96) Dollars, commencing on the eight day of August, 1974 and on the same date of each successive month thereafter until paid in full.

with interest thereon from maturity at the rate of same per centum per annum, to be paid:

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, State of South Carolina, being known and designated as Lot 155, Belle Meade Subdivision, Sections 1 and 2, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE, at pages 116 and 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of E. Dorchester Boulevard, at the joint front corner Lots 155 and 156; and running thence with the line of Lot 156 S. 14-50 W. 150 feet to an iron pin; thence S. 75-10 E. 120 feet to an iron pin on Edgefield Road; thence with Edgefield Road N. 7-23 W. 149 feet to an iron pin on Edgefield Road; thence with the curve of East Dorchester Boulevard and Edgefield Road the chord of which is N. 46-42 W. 38.6 feet to an iron pin; thence continuing with said Boulevard N. 86-15 W. 30.5 feet to the beginning corner.

This mortgage is junior to the mortgage executed by the mortgagor to The Prudential Insurance Company of America, dated June 18, 1963, recorded in said R.M.C. Office in Mortgage Book 926, Page 11.



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.

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