

SEP 8 9 24 AM '69

BOOK 1136 PAGE 137

STATE OF SOUTH CAROLINA
COUNTY OF GreenvilleLOLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Fritz Mann and Sheila T. Mann,

(hereinafter referred to as Mortgagee) is well and truly indebted unto J. P. Looper and Sara Ann P. Looper

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Three Thousand Seven Hundred Eighty & no/100----- Dollars (\$ 3,780.00) due and payable

at the rate of \$45.87 per month for a period of ten (10) years.,

with interest thereon from date at the rate of -8- per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, lying on the north side of Stokes Road, as shown by plat of J. P. Looper and Sara Ann P. Looper, made by Jones Engineering Services, August 22, 1969, and having the following metes and bounds:

BEGINNING at a point in the center of Stokes Road, a distance of 277' N. of Joint corner of John Gresham property, running thence along center of said road, N. 62-00E, 20' to a point, thence along center of said road, N. 65-54E, 77', along same line, N. 66-58E, 217.0' to a point in center of said road, thence N. 35-16W, 323.3' to an iron pin at rear, thence along rear line S. 38-35W, 324.6' to an iron pin, thence along line of Fritz Mann property, S35-02E, 170' to point of beginning.

This mortgage subject to easements and rights of way on original deed.

Mortgagee is entitled to prepayment of entire note without penalty.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.