

MORTGAGE OF REAL ESTATE—Mann, Foster, Farnsworth & Brisse, Attorneys at Law, Justice Building, Greenville, S. C.
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }
 FILED GREENVILLE CO. S. C. BOOK 1178 PAGE 137
 JAN 15 10 02 AM '71
 OLLIE FARNSWORTH
 R. M. C.
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hooper Music Company, Inc.

(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 Thirty-Six Thousand and no/100-----

-----Dollars (\$36,000.00) due and payable

One year from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: Quarterly

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, on the western side of U. S. Highway No. 25 and being a portion of the property shown on plat of property of W. C. Adams, prepared by W. J. Riddle, March 1949 and recorded in the R. M. C. Office for Greenville County in Plat Book "U" at Page 23 and having the following metes and bounds to wit:

Beginning at a point on the western side of U. S. Highway No. 25 where a branch crosses said Highway (said point being the northeastern corner of the tract designated as containing 10.50 acres on said plat) and running thence along the western side of said Highway, S.9-50E. 505.5 feet to an iron pin; thence, continuing along said Highway, S.9-50E. 154 feet to a point; thence, S.85-10W. 390 feet to a point; thence N.9-50W. 154 feet to an iron pin; thence S.85-10W. 627 feet to an iron pin; thence N.9-50W. 386 feet to a point at branch; thence along said branch as the line the following traverse courses and distances; N.78-30E. 210 feet, N.85-30E. 71.5 feet, N.75-0E. 204 feet, N.66-40E. 205 feet, S. 78-30E. 162 feet, and N.72-0E. 178.5 feet to the point of beginning:

The above is the same property conveyed to the mortgagor by Playland, Inc. et al by deed 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.