

AFFIDAVIT FILED 2/23

MORTGAGE OF REAL ESTATE -

GREENVILLE CO. S. C.

BOOK 1539 PAGE 819

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAN 23 3 05 PM '81 S. TANKERSLEY R.M.C.

WHEREAS, I, George Lee Hooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Rebecca H. Crowe, Janice H. Duncan and Laura Lynn H. Bishop

(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

FIFTEEN THOUSAND AND NO/100 - - - - - Dollars (\$ 15,000.00) due and payable

at the rate of \$1,500.00 each year, plus interest at 10%, for 10 years, with the right to anticipate the full amount at any time.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: annually

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, being a part of the lands of said company known as "RIVERSIDE", said lot being known and designated as LOT No. 13 of Block C, fronting 50 feet on Edgemont Avenue and extending back 125 feet. Said lot being shown and designated on a plat of said lands made by Carter & Pringle, Surveyor (which plat is of record in said office).

ALSO: All that certain piece, parcel or lot of land in Greenville Township Greenville County, State of South Carolina as shown on plat of L. E. Black's property made April 1944 by Dalton & Neves, Engineers and recorded in the RMC Office for Greenville County in Plat Book "O", page 1 and according to said plat, having the following courses and distances: BEGINNING at iron pin at corner of Hill street and Edgemont Road and running thence N. 10-15 E. 170 feet to iron pin; running thence N. 64-08 W. 70 feet to an iron pin, corner property of L. E. Black; running thence along line of Black S. 10-15 W. 170 feet to iron pin in Edgemont Road; thence S. 64-08 E. 70 feet to iron pin, beginning point.

ALSO: All that lot of land in Greenville County, South Carolina, shown on plat of L.E. Black's property made April 1944 by Dalton & Neves, recorded in RMC Office in Plat Book "O", page 1 and having according to said plat the following courses and distances: BEGINNING at iron pin on Hill Street, said iron pin being 170 feet from corner of Edgemont Road and Hill Street; running thence along Hill Street N. 10-15 E. 168.8 feet to iron pin; running thence N. 64-08 W. 80.7 feet to iron pin; running thence S. 10-15 W. 184.4 feet to iron pin; running thence N. 64-08 W. 70 feet to beginning.

The above described property is the same property deeded to George Lee Hooper by Rebecca H. Crowe, Janice H. Duncan and Laura Lynn H. Bishop by deed dated January 22, 1981 and recorded on January 23, 1981 in the RMC Office for Greenville County in Deed Book 1141, at page 447.

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 hereinaabove 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.

0815

4328 RV-2