

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

BOOK 972 PAGE 165

WHEREAS, I, Ben Hooper,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Inc.

Motor Contract Company of Greenville,

(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

Seven Thousand Four Hundred Seventy-One and 20/100----- Dollars (\$ 7, 471. 20) due and payable

Due and payable \$124. 52 per month for 60 months beginning October 16, 1964, and continuing thereafter until paid in full.

maturity
with interest thereon from ~~xxx~~ at the rate of six per centum per annum, to be paid on demand

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, Gantt Township, near the City of Greenville, on the western side of River Oaks Drive, being shown as Lot No. 37 on a plat of Tanglewood, Sheet No. 2, Section No. 2, on a plat prepared by Lose & Webb, recorded in Plat Book "GG", at Page 56, being more particularly described and shown on a plat of the Property of Clifford T. Bridwell, prepared by J. C. Hill, dated October 16, 1957, and according to said plat, being more particularly described as follows:

BEGINNING at an iron pin on the western side of River Oaks Drive, at the front corner of Lot No. 36; thence with the line of said lot N. 79-15 W. 160.3 feet to an iron pin; thence N. 6-30 E. 189.8 feet to an iron pin at the rear corner of Lot No. 38; thence with the line of said lot S. 52-08 E. 204.5 feet to an iron pin on the western side of River Oaks Drive; thence with the western side of said Drive S. 24-19 W. 25.7 feet to a stake; thence continuing with the western side of River Oaks Drive S. 10-45 W. 67 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by deed dated December 18, 1957 and recorded in the R. M. C. Office for Greenville County in Deed Book 593, Page 16.

This is a second mortgage, subject only to that first mortgage to Administrator of Veterans Affairs dated November 27, 1957 in the original amount of \$10,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 731, Page 131.

Together with all and singular rights, members, herditaments, 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 29 PAGE 591

SATISFIED AND CANCELLED ON RECORD
16 DAY OF April 1975
Bonnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:17 O'CLOCK 2 A.M. NO. 23884