

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

MAY 31 4 15 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, T. C. HOOPER AND FRANCES S. HOOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto PALMER GREER &amp; VIRGINIA S. GREER

(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

FIVE THOUSAND AND NO/100 Dollars (\$ 5,000.00 ) due and payable

\$1,000.00, plus interest, payable on first day of June, 1973, and a like amount, plus interest, on the first day of June each year thereafter until paid in full. The mortgagors to have right of anticipation. The mortgagees to have right to demand balance in full at any time until maturity upon giving 30 days' notice.

with interest thereon from date at the rate of 8% 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, Gantt Township, being known and designated as a portion of Tract No. 2 according to a plat of J. H. Ware Estate being recorded in the RMC Office for Greenville County in Plat Book A, at page 170, and also being known and designated as Lot No. 1 according to a more recent plat prepared for Piedmont Broadcasting Co., Inc. by Piedmont Engineering Service on February 3, 1954, and having according to the said recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of the White Horse Road, joint front corner of Lots Nos. 1 and 2 and running thence with the joint line of said lots S. 57-31 W., 197.4 feet to an iron pin; thence N. 38-0 W., 207.5 feet to an iron pin on the southern side of a County Road; thence with the said County Road, N. 84-36 E., 235.3 feet to an iron pin at the intersection of said County Road with the White Horse Road; thence with the White Horse Road S. 36-08 E., 100 feet to the beginning corner.

This mortgage is junior and second in lien to that of even date given by T. C. Hooper and Frances S. Hooper to Fidelity Federal Savings & Loan Association.

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.