

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUL 17 11 24 AM 1963

MORTGAGE OF REAL ESTATE

BOOK 928 PAGE 367

OELIE F. WORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, David A. Hooper and Bertha W. Hooper
(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Piedmont

(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

One Year From Date

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance

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 Northwest side of U. S. Highway No. 29, about one mile north of Piedmont, in Grove Township, County of Greenville, State of South Carolina and being shown and designated as the major portion of Tract 2 on plat of Property of R. P. McAbee prepared by H. S. Brockman, July 30, 1948, containing 71.75 acres, more or less, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on the Northwest side of U. S. Highway No. 29 at joint corner of property now or formerly of R. P. McAbee and running thence along the line of McAbee, N. 85-30 W. 245 feet to an iron pin; thence N. 78-04 W. 910 feet to an iron pin; thence N. 69-00 W. 437.9 feet to an iron pin; thence N. 26-42 W. 359.4 feet to an iron pin; thence N. 71-00 W. 1957 feet to a stake on the Northeast side of Saluda River; thence down the said Saluda River S. 5-15 E. 1130 feet more or less, to a stake in line of land now or formerly of Eskew; thence S. 66-30 E. 1890 feet, more or less, to an iron pin; thence S. 80-30 E. 584 feet to a stone; thence N. 74-00 E. 528 feet, more or less, to point in line of property now or formerly of Hooper; thence along the line of Hooper, N. 3-24 E. 408 feet to a stake by stone; thence continuing with line of Hooper, N. 81-00 E. 200 feet to a post; thence S. 81-30 E. 291.5 feet to a point on the Northwest side of U. S. Highway No. 29; thence along the Northwest side of said U. S. Highway No. 29, N. 4-55 E. 111 feet to the point of beginning.

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

paid and testified in full this 17th day of July 1963.

*Bank of Piedmont
David A. Hooper
Bertha W. Hooper*

*W. S. Brockman
July 17 1963*