

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 12 9 10 AM '69

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

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

WHEREAS, Carzelle J. Looper and Donna Lee Looper

(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 One Thousand Eight Hundred Eighty-Three and 16/100  
----- Dollars (\$ 1883.16 ) due and payable

in thirty-six (36) monthly installments of \$52.31

with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid:

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, in Armstrong School District, on Rutledge Lake Road, being bound on the north by the Grantors, on the south by Hill property, and according to a survey and plat made and prepared by American Surveying and Mapping Company this property is found to have the following metes and bounds to-wit:

BEGINNING at an existing iron pin in the margin of Rutledge Lake Road, said pin being a common corner between this property and the Hill property, and running along the margin of said road, N. 50-00 E. 217.90 feet to a new iron pin, this pin being located thirteen feet from the center of Erwin's private drive; thence on a line thirteen feet from the center of said drive, S. 52-08 E. 195.8 feet to a new iron pin; thence along a line thirteen feet from the center of Erwin's drive, S. 38-24 E. 32.0 feet to a new iron pin; thence along a line thirteen feet from the center of said drive, S. 15-24 E. 32.0 feet to a new iron pin; thence along a line and thirteen feet from Erwin's drive, S. 5-20 W. 213.0 feet to a new iron pin; thence along a line thirteen feet from the center of Erwin's drive, S. 15-04 W. 320.0 feet to a new iron pin; thence on a line thirteen feet from the center of Erwin's drive, S. 30-57 W. 172.0 feet to a new iron pin; thence along a line thirteen feet from the center of Erwin's drive, S. 15-31 W. 58.0 feet; thence leaving Erwin's drive, N. 79-17 W. 37.6 feet to an existing iron, being a common corner between this lot and the Hill and Grantors corner; thence with the Hill's property line, N. 8-28 W. 749.90 feet to the point of beginning, containing four and one-half acres more or less.

This being the identical property conveyed to the Mortgagors by deed of James H. and Bertha L. Erwin on February 28, 1969, recorded in the R.M.C. Office for Greenville County in Deed Book 863 at page 67.

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 IN FULL & SATISFIED, this 5 day of Feb. 1971.