

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

OCT 27 11 25 AM '69

BOOK 1140 PAGE 409

COUNTY OF GREENVILLE LIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James Roy Looper, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. O. Looper

(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 Three Thousand, One Hundred Sixty and No/100-----
Dollars (\$ 3,160.00) due and payable

On or before two (2) years from date

with interest thereon from date at the rate of 5 per centum per annum, to be paid: semi-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, Bates Township, on the south side of a county road leading to a Greenville County Prison Camp, and having, according to a plat of survey made by T. T. Dill, Surveyor, August, 1941 entitled "Property of C. O. Looper and Lois L. Ginn", as recently revised by C. B. Dawsey and recorded in the R. M. C. Office for Greenville County in Plat Book 4-C, at Page 117, the following metes and bounds, to-wit:

BEGINNING at a point in the center of said county road, which point is 440 feet, measuring along the center of said county road, from the center of the intersection of said road with Tubbs Mountain Road, and running thence with the center of said county road, N. 79-00 E. 60 feet to a point in the center of said road; thence continuing along the center of said road, N. 58-37 E. 300 feet to a point; thence continuing with the center of said road, N. 71-07 E. 350 feet to a point; thence continuing along the center of said road, N. 75-30 E. 583 feet to a point in the center of said road on Bowers line; thence along Bowers' line, S. 62-00 E. 301 feet to an iron pin; thence S. 28-10 W. 390 feet to an iron pin; thence S. 75-30 W. 1,295 feet to a stake; thence N. 7-00 W. 385 feet to the beginning corner; being the same conveyed to me by the mortgagee by deed of even date, to be recorded herewith.

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.