

First Mortgage on Real Estate

MORTGAGE
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WE, ERNEST L. LOOPER AND MARY S. LOOPER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Three Thousand and No/100-----DOLLARS
(\$3,000.00), with interest thereon at the rate of eight (8%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 12 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 the City of Greenville at the Northeast corner of the intersection of W. Croft Street and Whitehall Street, being shown as a portion of Lot 8, Section B on Plat of Stone Land Co., recorded in the RMC Office for Greenville County in Plat Book A, Pages 337-345, and having, according to said plat and a survey made by Jones & Sutherland Engineers on July 23, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of W. Croft Street and Whitehall Street and runs thence along the North side of W. Croft Street, S. 89-39 E. 70 feet to an iron pin; thence N. 3-38 W. 143.7 feet to an iron pin at corner of lot heretofore conveyed to O. K. Eskew and Alberta C. Eskew; thence along the Eskew line, S. 86-22 W. 70.1 feet to an iron pin on the east side of Whitehall Street; thence along the East side of Whitehall Street, S. 3-38 E. 139 feet to the beginning corner.

This is the same property conveyed to us by deed of Emma Lena King dated October 1, 1969, recorded in the RMC Office for Greenville County, S. C., in Deed Book 876, Page 644.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.