

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

BOOK 1159 PAGE 157

JUN 26 1 47 PM '70
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, We, Donald L. Roper and Evelyn C. Roper

(hereinafter referred to as Mortgagor), is well and truly indebted unto

Southern Bank and Trust Company, Piedmont, S. C.

(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

Dollars (\$4962.60) due and payable

in 36 monthly installments of \$137.85 each, the first of said installments being due and payable on July 22, 1970, and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

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, in Grove Township, being a lot situated on the East Side of Highway #29, in Rehobeth School District, having the following courses and distances, to wit:

BEGINNING at corner of property now or formerly owned by Mary Evans, thence in an Eastern direction 236 feet to iron pin at line of Piedmont & Northern Railway; thence in a northeast direction along line of Piedmont & Northern Railway 80 feet to iron pin, new corner; thence in a northwest direction 178 feet to center of Highway No. 29; thence along center of Highway #29 in a southwest direction 90 feet to the beginning corner; being the same conveyed to James L. Fricks by W. C. Hughey by deed dated August 19, 1955 and recorded in the office of RMC for Greenville County in Vol. 532, at page 385.

This is the same property conveyed to Donald L. Roper and Evelyn C. Roper by deed dated July 3, 1956, and recorded in the RMC Office for Greenville County in Vol. 556 of Deeds, Page 288.

This note and real estate mortgage is given as additional collateral to a chattel mortgage executed simultaneously with this note and mortgage and upon the payment of the chattel mortgage in full, plus interest, this real estate mortgage will be cancelled.

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.