

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE, S.C.  
JAN 4 8 36 AM '71  
OLLIE FARNSWORTH  
R.M.C.

BOOK 1177 PAGE 183

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Fritz W. Mann and Sheila T. Mann,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. P. Looper and Sara Ann P. 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

Twelve Thousand Three Hundred Forty Six and no/100 Dollars (\$ 12,346.00 ) due and payable

at \$150.00 per month for 120 months, beginning on February 2, 1971.

with interest thereon from date at the rate of -8- per centum per annum, to be paid: monthly.

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.

BEGINNING at an iron pin on North side of Putman St. joint front corner of Lot #11, running thence N44-41W, 268.2 ft. to an iron pin, thence along rear line S53-26W, 139.7 ft. to an iron pin, thence S30-28 W. 50.2 ft. to an iron pin, thence S51-40E, 265.0 ft. to an iron pin, thence S11-14E, 30.5 ft. to iron pin on Putman St. thence along said street N29-12E, 20.0 ft. thence N45-19E, 153.0 ft. to point of beginning, being Lot #10 on Plat.

BEGINNING at rear corner of Lot #10, running thence 292.1 ft. to an iron pin, thence N35-16W, 526.+ or -, to an iron pin on corner, thence S63-28 W, 285.6 ft. to an iron pin, thence S60-48W, 334.0 ft. to an iron pin, thence S37-31E, 307.5 ft. to an iron pin, thence S14-59E, 480.0 ft. to an iron pin, thence S32-52E, 71.4 ft. to an iron pin, thence N30-28E, 528.3 ft. to an iron pin, rear corner of Lot #10, thence N53-26E, 139.7 to point of beginning, being 9.5 acres more or less.

This property was conveyed subject to easements and rights of way of record.

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.