

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MAR 24 3 18 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, Ted J. Roper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Thirteen Thousand Five Hundred and No/100-----
-----Dollars (\$ 13,500.00) due and payable

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: as provided in said note

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 piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being on the Southeastern side of the cul-de-sac of Huntington Court in Butler Township, Greenville County, South Carolina, as shown on a plat of Huntington Subdivision made by Piedmont Engineers & Architects on May 4, 1968, which plat is recorded in the RMC office of Greenville County in Plat Book WWW, Page 23 "b", and being shown on a more recent plat entitled A Survey, Lot 36 Huntington Subdivision by Piedmont Engineers & Architects which plat is recorded in the RMC office for Greenville County in Plat Book 4I, page 95, and having according to said latter plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeasterly side of the cul-de-sac of Huntington Court at the joint front corners of Lots 36 and 35; thence with the curve of the Western terminus of Huntington Court the following courses and distances, S. 45-45 W., 49.0 feet to a point; thence N. 69-58 W., 50.0 feet to a point at the joint front corner of Lots 36 and 33; thence with the common line of said Lots S. 43-21 W., to a point in the line of the Greenville City Water Works; thence with said line S. 44-40 E., 365.0 feet to a point at the corner of Lot 36 and 37; thence with the common line of Lots 36, 37 and 38 N. 50-20 E., 280.0 feet to a point in the line of Lot 38; thence with the common line of Lots 35 and 36 N. 44-40 W., 342.0 feet to an iron pin, the beginning corner.

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.