

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE BOOK 1187 PAGE 555

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Bruce C. & Dorothy E. Hooper 108 Yown Road Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation  
100 E. North Street Greenville, 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 Three thousand three hundred twelve dollars  
and no/100.....Dollars (\$ 3312.00 ) due and payable

Forty eight installments of Sixty-nine (48X69.00)

with interest thereon from date at the rate of XX per centum per annum, to be paid:

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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 the northern side of Yown Road, joint front corner,  
lots nos. 10 and 11 and running thence with the line of said lots N. 11-45 W 279.1  
feet to an iron pin in the line of Redwood Sub-division; thence with the line of  
Redwood sub-division N 86-19 E 80 feet to an iron pin joint rear corner lots Nos 11  
and 12; thence with joint line of said lots S. 11-45 E 277.1 feet to an iron pin  
on the northern side of Yown Road, thence with said road, S. 85-10 W. 80 feet to a  
point, the beginning corner; thence being a portion of the same conveyed to Talmer  
Cordell by M. L. Lanford, Jr. and Ray B. Carter by their deed dated March 17, 1958  
and recorded in the R. M. C. Office for Greenville County in Deed Volume 596 at  
page 233 and being same conveyed to me by deed recorded in Deed Book 622, page 175.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.