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MORTGAGE OF REAL ESTATE—Offices of OLLIE FARNSWORTH, R.M.C. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Harold G. Hotopp and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Mary Lou L. Hotopp

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont 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 -----

Four Thousand Eight Hundred Thirty-nine and 88/100 DOLLARS (\$ 4,839.88---), (which includes interest thereon from date at the rate of seven per centum per annum,) said principal and interest to be repaid:

in thirty-six (36) equal payments of \$134.44 each, commencing on October 25, 1971, and continuing on the 25th day of each month thereafter until paid in full.

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, being shown as Lot 157 on plat entitled Lake Forest, Section III, recorded in the RMC Office for Greenville County in Plat Book GG at page 77, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the northern side of Rockmont Road, joint front corner of Lots 157 and 158; thence N 34-56 W 150.6 feet to a point where the joint lines of Lots 157 and 158 intersect at the high water line of Lake Fairfield; thence along Lake Fairfield, the traverse line being N 65-36 E 258.1 feet to a point where the joint line of Lots 156 and 157 intersect the high water line of Lake Fairfield; thence S 0-45 W 203.6 feet to an iron pin on Rockmont Road; thence along the curve of Rockmont Road, S 79-34 W 149.1 feet to an iron pin, the point of beginning.

Derivation: Deed Book 850, page 347.

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.