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BOOK 1254 PAGE 402

FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDDLE
MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Joel C. and Sylvia S. Roper

(hereinafter referred to as Mortgagor). SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Twenty-two Thousand and No/100 DOLLARS (\$ 22, 000, 00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

February 1, 1998, and

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 purpose;

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 on plat entitled "Property of Joel C. and Sylvia S. Roper" by C. O. Riddle, June 16, 1972, recorded in the RMC Office for said County in Plat Book 4Q at page 141; and having, according to said plat, the following metes and bounds: BEGINNING at iron pin which is located North 80-29 West from old iron pin on the Northwesterly side of Standing Springs Road, running thence with property formerly of Virgil W. Baldwin, North 80-29 West 167 feet to old iron pin; thence continuing with the property, formerly of Virgil W. Baldwin, North 4-25 East 376.5 feet to iron pin; thence with property of Lewis M. Roper, et al. South 78-16 East 305 feet to iron pin; thence continuing with property of Lewis M. Roper, et al., South 25-32 West 377.9 feet to beginning.

The foregoing land was conveyed to mortgagors by deed of Lewis M. Roper, et al., June 26, 1972, recorded in the RMC Office aforesaid.

ALSO, A driveway easement having such description as shown on the above referred to plat from the property herein conveyed to the Standing Springs Road and being 25 feet in width and 522.4 feet in length.

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.