

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1975 2 25 MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joe Robert Hooper and Jeannette L. Hooper

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, its successors and assigns

(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

Eight Thousand One Hundred and No/100----- Dollars (\$ 8,100.00) due and payable

in 60 monthly installments of \$135.00 commencing on the 8th day of January, 1975, and on the same date of each successive month thereafter until paid in full.

with interest thereon from todate at the rate of 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 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, City of Greenville, being known and designated as Lot No. 57 on Plat of Northside Gardens, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "S", page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Lullwater Road, joint front corner Lots 58 and 57, and running thence S 48-52 W 200 feet to an iron pin; thence S 41-08 E 90 feet to an iron pin, joint rear corner Lots 56 and 57; thence N 48-52 E 200 feet to an iron pin on the Southwesterly side of Lullwater Road; thence along the Southwesterly side of Lullwater Road N 41-08 W 90 feet to an iron pin, the point of beginning.

This property is subject to Restrictive Covenants recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 328, at page 22, and as amended in Deed Book 462, at page 337.

This mortgage is junior only to mortgage recorded in the R. M. C. Office for Greenville County in Mortgage Book 972 at Page 173 dated September 17, 1964 in the amount of \$18,000.00.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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