

FILED
GREENVILLE CO. S. C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, we, J. Metz Looper and Ruth B. Looper

herein after referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

therein after 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 **seven thousand and two hundred and seventy-three**

and 80/100----- Dollars \$ 7,273.80 due and payable
in 36 monthly installments of \$202.05, the first payment to be due on the
1st day of January, 1977, and the remaining payments to be made on the
1st day of each and every month thereafter until paid in full,

with interest thereon from **maturity** at the rate of **nine** per centum per annum, to be paid: **monthly:**

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**, and in **Bates Township**, on **Jones Kelly Road**, containing **3.69 acres** according to plat entitled **Survey for J. Metz Looper near Greenville, S. C.**, prepared by **Carolina Surveying Co.**, on **November 17, 1976**, said plat being recorded in the **R. M. C. Office for Greenville County** in **Plat Book 5Z** at **page 5**, and having the following metes and bounds according to said plat:

BEGINNING at O.R.R.S. shown on said plat on creek at Jones Kelly Road, corner with property of James Roy Looper, and running thence with Jones Kelly Road as follows: S. 73-16 E. 58.3 feet to iron pin, S. 85-14 E. 200.1 feet to iron pin, N. 88-23 E. 152.3 feet to iron pin, N. 84-48 E. 181.8 feet to iron pin, S. 81-27 E. 83.7 feet to iron pin, S. 58-45 E. 76 feet to iron pin, and S. 34-00 E. 105.3 feet to iron pin on said road; thence leaving said road and running S. 30-45 W. 393.4 feet to iron pin near creek; thence with the creek as the line as follows: N. 66-46 W. 88.5 feet to iron pin, N. 39-33 W. 104.3 feet to iron pin, N. 8-23 W. 159.3 feet to iron pin, N. 58-21 W. 99.8 feet to iron pin, and N. 62-18 W. 319.4 feet to the beginning.

This is the same property conveyed to the mortgagors herein by deed of **Bunion Bowers** dated this date and to be recorded herewith.

DOCUMENTARY STAMP TAX \$ 02.92
REC-76 PS 11218

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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