

Mortgage: Main St - Travelers Rest, S.C.

GREENVILLE, CO. S. C.

BOOK 1394 PAGE 349

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
APR 11 11 47 AM '77
DONNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, ROY CECIL LOOPER AND THELMA BUCHANAN LOOPER

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 and No/100

Dollars (\$ 8,000.00) due and payable

\$101.35 per month commencing May 8, 1977, ad \$101.35 on the 8th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Nine (9%) 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, in Saluda Township, being a portion of the Robert Cox property and being shown on plat of property of W. B. Johnson, recorded in plat book SS at page 29, and containing 7 1/2 acres and 3/4 acre, and having the following metes and bounds, to-wit:

7 1/2 Acres: BEGINNING at an iron pin on a branch and running thence N. 78 1/2 E. 149.16 feet to an iron pin; thence S. 27 1/2 E. 124.08 feet to an iron pin in a road; thence N. 46 E. along Eva Smith, 260.7 feet to an iron pin; thence continuing with Eva Smith the following courses and distances, to-wit: N. 8 E. 191.4 feet to an iron pin; N. 13-30 E. 237.6 feet to an iron pin; N. 42-30 E. 349.8 feet to an iron pin; thence with Eva Cox Thomas property N. 1 E. 543.84 feet; thence N. 65 W. 198 feet to an iron pin; thence down the branch (sometimes referred to as Lassers Branch or Cucumber Creek) 1,716 feet to the point of beginning.

3/4 acre: All that lot of land in the County of Greenville, State of South Carolina, Saluda Township, adjoining the above described property, and shown on the same plat, and being a portion of the same property chain as above described and having the following metes and bound, to-wit:

BEGINNING at an iron pin on a county road off the Lima Road, and running thence N. 26-30 W. 132 feet to an iron pin; thence S. 73-30 W. 192.72 feet to an iron pin; thence S. 27-30 E. 124.08 feet to an iron pin on a branch; thence with the branch, S. 40-30 E. 190.74 feet; thence N. 15 W. 113.52 feet; thence N. 78-30 E. 149.16 feet to an iron pin,

Deviation: Deed Book 744, Page 430, from Henry A. Ward to Roy Cecil Looper and Thelma Buchanan, recorded May 17, 1964.

DOCUMENTARY
STAMP
TAX
APR 11 1977

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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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