

GREENVILLE CO. S. C.
FEB 13 4 59 PM '77
DENISE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1457 PAGE 460

This instrument is subject to the provisions of the National Health, Safety and Environmental Act of 1974, Public Law 93-502, 90 Stat. 2611, as amended, and the National Health, Safety and Environmental Act of 1976, Public Law 94-143, 90 Stat. 271, as amended.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
We, Monte Felix Hooper and Joan Kirksey Hooper

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
The South Carolina National Bank

United States of America and a corporation
organized and existing under the laws of / South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-
corporated herein by reference, in the principal sum of --Twenty Seven Thousand Eight Hundred
and no/100-- Dollars (\$-27,800.00--), with interest from date at the rate
of seven and three-fourths per centum (--7 3/4-- %) per annum until paid, said principal
and interest being payable at the office of The South Carolina National Bank
in Greenville, South Carolina

or at such other place as the holder of the note may designate in writing, in monthly installments of
One Hundred Ninety-Nine and 33/100-- Dollars (\$--199.33--),
commencing on the first day of April, 1979, and on the first day of each month thereafter until
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,
shall be due and payable on the first day of March, 2009.

NOT KNOWN ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-
gagor 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, the following-described real
estate situated in the County of Greenville
State of South Carolina

ALL that certain piece, parcel or lot of land, situate, lying, and being
in the City of Greenville, County and State aforesaid, on the Northern
side of Wedgewood Avenue, in a Subdivision known as Croftstone Acres,
being known and designated as a part of Lot No. 4, Block G, of said
Subdivision and being described according to a plat recorded in the
R.M.C. Office for Greenville County, South Carolina, in Plat Book S, at
Pages 78 and 79, and having, according to more recent survey by C. O.
Riddle, R.L.S., dated February 9, 1979, the following metes and bounds,
to-wit:

BEGINNING at an old iron pin on the north side of Wedgewood Avenue at
joint front corner of Lots 4 and 5, Block G, Croftstone Acres, which
iron pin is 105 feet southwest of iron pin at the intersection of
Broughton Drive and Wedgewood Avenue, and running thence along the joint
line of the lots N. 44-00 W. 184.7 feet to an old iron pin at joint rear
corner of the said lots on the south boundary of Lot 23; thence along
the said boundary of Lot 23, S. 59-11 W. 47 feet to an old iron pin;
thence on a straight line S. 31-39 E. 174 feet to an old iron pin on the
northern side of Wedgewood Avenue; thence along the said Wedgewood Avenue
N. 63-08 E. 87 feet to an iron pin at the point of beginning.

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 equipment now or hereafter attached to or used in
connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns
forever

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in an amount equal
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior
to maturity, provided, however, that written notice of an intention to exercise such privilege is given at least thirty
(30) days prior to prepayment.

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