



MORTGAGE

BOOK 1535 PAGE 992

THIS MORTGAGE is made this 16th day of March 1981, between the Mortgagor, William E. Hooper and Iris R. Hooper

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand, six hundred, .. forty-six and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1986

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville the City of Greenville, being known and designated as the major portion of Lot No. 12 and a small portion of Lot 11, Section I, Lake Forest Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG, page 17, and having according to a plat of the property of James L. Hamrick, prepared by C. C. Jones & Associates, Engineers, August 1, 1956, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwesterly side of Lake Fairfield Drive, joint front corner of Lots 12 and 13 and running thence N. 56-14 W. 267.5 feet to an iron pin; thence S. 9-04 W. 120 feet to an iron pin; thence S. 56-01 E. 220.6 feet to a point in the front line of Lot No. 11 on the northwesterly side of Lake Fairfield Drive, N. 26-30 E. 20 feet to a point; thence continuing along the northwesterly side of Lake Fairfield Drive, N. 33-19 E. 90 feet to an iron pin, the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This is the same property conveyed to the grantor herein by deed of Mary B. Felton dated June 20, 1977, and recorded in the RMC Office for Greenville County, in deed book 1058, at page 902.

This is the same property conveyed by deed of James L. Smith and Hildegard C. Smith, dated and recorded 3/24/78, in volume 1075, page 892 of the RMC Office for Greenville County.

which has the address of 106 Lake Fairfield Road, Greenville, Greenville County, South Carolina 29615 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

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