

MORTGAGE OF REAL ESTATE

1351 768

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
MAR 13 9 50 AM '84

DONNIE S. TANKERSLEY
R.M.C.
SAMUEL F. ROPER

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FULTON F. ROPER

(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 Thirty-eight Thousand One Hundred Nineteen and 66/100 Dollars (\$ 38,119.66) due and payable

in monthly installments in the amount of \$400.00 with the first payment being due on March 6, 1984 and payments in a like amount being due and payable on the 6th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of 10% 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, lying and being on the northerly side of County Road in Grove Township, being shown and designated as Lot No. 2 on plat of property of Carl A. Davis and Doris G. Davis, prepared by C.O. Riddle, R.L.S. dated November 3, 1971, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said County Road, said pin being 364 feet northwest from the northwest corner of the intersection of County Road and Waycross Road at joint front corner of Lots 2 and 3 and running thence along the joint line of the said lots, N. 50-40 E. 209 feet to an iron pin; thence along the west boundary of the property of Carl A. and Doris D. Davis (or formerly), S. 39-20 E. 209 feet to an iron pin at joint rear corner of Lots 1 and 2; thence along the joint line of the said Lots S. 50-40 W. 209 feet to an iron pin in the center of the said County Road at joint front corner of the said lots; thence N. 39-20 W. 209 feet along the center of said County Road to an iron pin at joint front corner of lots 2 and 3 at the point of beginning and containing 1 acre, more or less.

Being the same property conveyed to the mortgagor herein by deed of Imogene H. Chapman recorded at the RMC Office for Greenville County in Deed Book 1132 at page 430 and filed on September 2, 1980.

RECORDED

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
15.28

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 such 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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