

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1194 PAGE 261

JUN 11 11 26 AM '71

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

I,
WHEREAS James Roy Looper, am

(hereinafter referred to as Mortgagor) do well and truly indebted unto

The Peoples National Bank, Greenville, South Carolina

(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 Fourteen Thousand and No/100-----

----- Dollars (\$14,000.00) due and payable

Three Hundred Thirty-Eight and 51/100 (\$338.51) Dollars on the 11th day of July, 1971, and Three Hundred Thirty-Eight and 51/100 (\$338.51) Dollars on the 11th day of each and every succeeding month thereafter until paid in full, payments to be applied first to interest and then to the principal balance remaining due from month to month, with the privilege to anticipate payment of the whole or any part thereof at any time

with interest thereon from date at the rate of seven ^{and one-half} 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, being shown as a 29.4 acre tract, more or less, on a plat thereof made by Terry T. Dill, Surveyor, November 1959, recorded in the R. M. C. Office for Greenville County in Plat Book OO at Page 360 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point in a county road which leads to U. S. Highway 25 and running thence S. 61-45 W. 1,264.5 feet along the line of R. J. Kelly land to a stone at the corner of H. Glenn Estate; thence running N. 10-30 W. 973.5 feet along the line of H. Glenn Estate and line of B. Bowers land to an iron pin; thence running N. 43-00 E. 1,235 feet along the line of Edwards land to a point in the said county road; thence running, more or less, with the center of said county road, as follows: S. 18-30 E. 460 feet; thence running S. 08-30 E. 440 feet; thence running S. 32-30 E. 463.2 feet to the beginning corner;

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or pertaining, and of all 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.