STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C MORTGAGE OF REAL ESTATE

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AUG 18 2 59 MM VOSOM THESE PRESENTS MAY CONCERN:

OLLI Bruce C. and Dorothy F. Hooper WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted un to

Community Finance Corp.

100 E. North St.

Greenville, S. C.

(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 Three Thousand Three Hundred Twelve Dollars and no/100.

Dollars (\$ 3312.00) due and payable

Forty Eight Monthly Installments of Sixty Nine Dollars each. (48 X\$69.00)

with interest thereon from date at the rate of *** per centum per annum, to be paid:

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 Mortgager in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereot is hereby acknowledged, has grant-ed, 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, Gantt Township, being known and designated as Lot. No. 11 of a sub-division of the property of Talmer Cordell as shown on a plat thereof prepared by Carolina Survey and Mapping Co; dated March 1958, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Yown Road, joint front corner, Lots Nos. 10 and 11 and running thence with the line of said lots, N. 11-45 W. 279.1 feet to an iron pin in the line of Redwood Sub-division; thence with the line of Redwood Sub-division, N. 86-19 E. 80 feet to an iron pin joint rear corner Lots Nos. 11 and 12; thence with joint line of said lots, S. 11-45 E. 277.1 feet to an iron pin on the northern side of Yown Road, thence with said road, S. 85-10 W. 80 feet to a point, the beginnign corner; thence being a portion of the same conveyed to Talmer Cordell by M. L. Lanford, Jr., and Ray B. Carter by their deed dated March 17, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Volumn 596 at Page 233 and being same conveyed to me by deed recorded in Deed Book 622, Page 175.

This conveyance is subject to restrictions and protective convenants recorded in the R. M. C. Office for Greenville County in Deed Volume 596 at Page 233. The above drescribed lot is shown on the Township Block Book at Sheet 240.2, Block 1, Lot 73. The grantee is to pay taxes for 1964 said taxes having been pro-rated as of this date.

Grantee assumes and agrees to pay the mortgage to Central Realty Corporation, having an outstanding principal balance of Thirteen Thousand and three hundred and 00/00 (\$13,300.00) dollars and recorded in the R. M. C. Office for Greenville County in Book 946, Page 445.

This is the same property conveyed to the Grantor by Bob G. Moorer and recorded in the R. M. C. Office for Greenville County in Deed Book 740, Page 449.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 12 PAGE 386

> AINED AND CANADIAN ON MICHE R. W.C. PER CHARLES THE CORNER, IS CO.