

~~XXXXXXXXXX~~ Real Estate Mortgage

THE STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE)
)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I , W. W. Middleton

SEND GREETING:

WHEREAS I the said W. W. Middleton

in and by my certain Bond or Obligation bearing date the 2nd of December 1944

stand firmly held and bound unto A. D. Rogers

in the penal sum of Twelve hundred (\$1200.00) Dollars

conditioned for the payment of the full and just sum of Twelve hundred (1200.00) Dollars

as in and by the said Bond and Condition thereof , reference being thereunto had will more fully appear.

NOW KNOW ALL MEN, That I the said W. W. Middleton for and in the consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said A. D. Rogers according to the conditions of the said Bond; and also in consideration of the further sum of THREE DOLLARS, to me the said W. W. Middleton - in hand well and truly paid by the said A. D. Rogers at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said A. D. Rogers ,

All that piece, parcel or tract of land lying and being in the State and County aforesaid, to-wit:

BEGINNING at a point in center of Old Augusta Road at corner of Henry Jenkins land and running thence along center of Old Augusta Road N. 37-45 E. 298 feet to a bend in said road, thence still along said road N. 32-45 E. 207.5 feet to a stake; thence leaving said road and running S. 33-15 E. 148 feet to a point on the West side of U. S. Highway #25; thence along the West side of said highway N. 7-15 E. 138 feet to a stake; thence N. 77-30 W. 498 feet to a stake; thence S. 10-15 W. 465 feet to a stake on line of Henry Jenkins land; thence with his line S. 68 E. 180 feet to the beginning corner; and containing 3.63 acres, more or less. Being the same tract as deeded to me by Alvin Rogers by deed dated December 2nd, 1944.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said A. D. Rogers, his Heirs and Assigns forever.

And I do hereby bind myself and my Heirs , Executors and Administrators to warrant and forever defend all and singular the said premises unto the said A. D. Rogers, his Heirs and Assigns from and against me and my Heirs, Executors, Administrators and Assigns, and any person or persons lawfully claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties that the said Mortgagor - his Heirs, Executors or Administrators shall and will forthwith insure the House and Buildings on said lot and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee, his Executors, Administrators, or Assigns, and in case he or they shall at any time neglect or fail so to do then the said Mortgagee his Executors, Administrators, or Assigns ~~and in case he or they shall at any time neglect or fail so to do then the said Mortgagee his Executors, Administrators or Assigns,~~ may cause the same to be insured in their own name, and reimburse themselves for the premium and expenses of such insurance under the mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it it the true intent and meaning of the parties to these Presents, that if I the said W. W. Middleton do and shall well and truly pay or cause to be paid unto the said A. D. Rogers the said debt, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said Bond and Condition thereunder written, and all sums of money provided to be paid by the Mortgagor his Heirs, Executors, Administrators or Assigns, under the covenants of this mortgage, then this deed of bargain

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