

OCT 9 - 4 24 PM 1963

OLLIE E. ... R.M.C.

BOOK 937 PAGE 73

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JACK DOUGLAS ROGERS,

(hereinafter referred to as Mortgagor) SEND(S) GREETING;

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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

Ten Thousand Five Hundred and No/100ths
DOLLARS (\$ 10,500.00 -), with interest thereon from date at the rate of six
percentum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

June 1, 1975

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being at the Southwestern corner of the intersection of New Buncombe Road and McMakin Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 58 as shown on a plat of a Subdivision of Perry Property, Sans Souci, dated November 7, 1936, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 33, and on another plat of a Subdivision of Perry Property, Sans Souci, dated January 13, 1940, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 32, and having according to the last mentioned plat, the following metes and bounds:

BEGINNING at an iron pin, at the Southwestern corner of the intersection of New Buncombe Road and McMakin Drive, and running thence with the Southern side of McMakin Drive S. 79-28 W. 139 feet to an iron pin at the joint corner of Lots Nos. 58 and 59; thence with the line of Lot No. 59 S. 10-17 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the line of Lot No. 57 N. 79-28 E. 179.2 feet to an iron pin on the Western side of New Buncombe Road; thence with the Western side of New Buncombe Road N. 38-49 W. 84.7 feet, to the point of beginning.

This is the identical property conveyed to Esther Greene Rogers and Jack Douglas Rogers by deed of Letha D. Greene, dated February 8, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 402 at page 127. Esther Greene Rogers conveyed her interest in the premises to Jack Douglas Rogers by deed dated May 25, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 411 at page 181.