

MAY 12 11 43 AM 1967

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

BOOK 1057 PAGE 327

STATE OF SOUTH CAROLINA

CLERK OF COURTH

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

We, George N. Rogers and Josephine H. Rogers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc.

(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

Two Thousand Eight Hundred Fifty-Three and No/100-----Dollars (\$ 2,853.00) due and payable

Due and payable \$79.25 per month for thirty-six (36) months beginning June 20, 1967 and continuing thereafter until paid in full.

with interest thereon from maturity at the rate of seven per centum per annum, to be paid: on demand

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, on the eastern side of Browning Drive and being known and designated as Lot No. 27 on plat of Boiling Springs Estates, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "YY", Pages 14 and 15 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Browning Drive and running thence with the eastern side of Browning Drive S. 25-51 E. 77 feet to an iron pin; thence continuing with Browning Drive S. 17-17 E. 145.1 feet to an iron pin at the rear of Tract No. 26; thence with the line of Tract No. 26 N. 72-43 E. 249.8 feet to point in branch; thence with the branch as the line, the chord being N. 5-22 E. 96.3 feet; thence N. 17-02 E. 234.3 feet; thence N. 22-24 W. 68 feet to pin at rear corner of Lot No. 28; thence with the line of Lot No. 28 S. 55-50 W. 443.4 feet to the point of beginning, containing 2.32 acres.

The above is the same property conveyed to the mortgagors by deed dated April 27, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 747, at Page 453.

This is a second mortgage, being junior in lien to that certain mortgage given to Fidelity Federal Savings & Loan Association dated August 4, 1964 in the original amount of \$13,000.00 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 967, at Page 224.

Together with all and singular rights, members, hereditaments, 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 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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 16 PAGE 298

RECORDED AND CANCELLED OF RECORD 22 DAY OF May 19 73
AT 11:00 O'CLOCK 2. M. NO. 33431
R. M. C. FOR GREENVILLE COUNTY, S. C.