

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }

JUL 25 3 27 PM 1968

BOOK 1098 PAGE 387

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
 R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Claude R. Rogers,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Southern Bank & Trust Company,

(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 Six Thousand Thirty-Five and Fourty/100 Dollars (\$ 6035.40) due and payable

In monthly installments of One Hundred Sixty-Seven and Sixty-Five/100 (\$167.65) Dollars. Said payments to begin September 15, 1968, and continue thereafter for thirty-six consecutive months or until paid in full.

with interest thereon from date at the rate of 5½ 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, known and designated as Lot No. 4 on plat of

property of W. Dair Estate, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "EE", at page 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Burgundy Drive, at the joint corner of lots Nos. 4 and 5, and running thence with line of Lot No. 5, N. 51-36 W., 177.9 feet to an iron pin at corner of Lot No. 3; thence with line of Lot No. 3, N. 43-55 E., 120 feet to an iron pin on Woodfern Circle (formerly known as Hampton Circle); thence with the South side of Hampton (Woodfern) Circle, S. 51-39 E., 151.1 feet to an iron pin; thence around the curve of the intersection of Woodfern (Hampton) Circle and Burgundy Drive, the chord of which is S. 4-11 E., 34 feet to an iron pin on Burgundy Drive; thence with the Western side of Burgundy Drive, S. 43-16 W., 95 feet to the point of Beginning.

For derivation see: Deed Book 724, Page 96 and Deed Book 501, Page 549.

THIS BEING A SECOND MORTGAGE.

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 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 74 PAGE 1207

SATISFIED AND CANCELLED OF RECORD
 16 DAY OF July 1968
 Dennis J. [Signature]
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 7:14 O'CLOCK A. M. NO. 1406