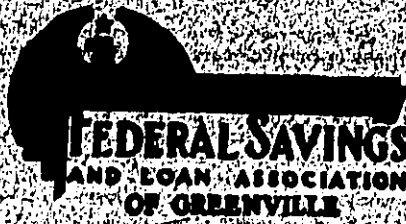


OLLIE FARNSWORTH
R. M. C.

BOOK 1180 PAGE 252



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We Warren B Rogers and Alyne Rogers

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS)

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Six thousand Three Hundred and no/100-----

(\$ 6,300.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note contains a provision for escalation of interest rate (paragraph 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Sixty and 21/100-----

(\$ 60.21)

Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville, S. C.

Being on the northeast side of Beechwood Ave. & on the northwest side of Glenn Street in the city of Greenville, being shown as a portion of lots 14 & 15 on a Plat of Eastover Subdivision Recorded in the RMC Office of Greenville County, S. C. in Plat Book F. Page 42 and having according to said Plat the following mates and bounds, to-wit:
Beginning at an iron pin at the corner of Beechwood Avenue and Glenn Street and runs thence N 71-55 W. 60 feet to an iron pin at the corner of Lot 16; thence with the line of Lot 16 N 18-05 E 143 feet to an iron pin; thence a straight line thru lots 14 & 15 in a Southerly direction 142 feet 3 inches to an iron pin on the northwest side of Glenn Street, said pin being 62 feet 2 inches in a north easterly direction from the corner of Beechwood Ave. and Glenn Street thence along the northwest side of Glenn Street 62 feet 2 inches to the beginning.

This being the same property conveyed to us by deed of Lamar G. Reeves and Eunice M. Reeves, all date to be recorded herewith, on this

For satisfaction to this mortgage see Satisfaction Book 1 Page 10.

WITNESSED AND CANCELED OF RECORD

DAY OF July 19 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:35 O'CLOCK P. M. NO. 47