

USL—FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

BOOK 1199 PAGE 432  
FILED  
GREENVILLE, CO. S. C.  
JUL 21 3 20 PM '71  
OLLIE FARNSWORTH  
R. M. C.

State of South Carolina }

COUNTY OF Greenville

To All Whom These Presents May Concern: We, William B. Rogers, Jr. and Frances P. Rogers  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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

Thirty Thousand & NO/100 - - - - -  
DOLLARS (\$ 30,000.00 ), with interest thereon from date at the rate of seven & one-half (7½%) per centum per annum, said principal and interest to be repaid 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;

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, State of

South Carolina, near the City of Greer Chick Springs Township, being known and designated as Lot No. 119, Sections 1 and 2, on a plat of Belmont Heights recorded in Plat Book Vol. "QQ" at Pages 160-161, having such metes and bounds as hereby shown:

According to said plat, said property fronts on the South East side of Taylors Road a distance of 125 feet; with a depth of 164 feet North East; a depth of 197.5 feet South West; with a rear width of 100 feet.

ABOVE described property being identical to property conveyed to mortgagor by deed, recorded in Deed Book 918, Page 266.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.