

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1227 PAGE 429

MAR 31 1972
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH FROM THESE PRESENTS MAY CONCERN.
R.M.C.

WHEREAS WE, Jerry D. Rollins and Peggy C. Rollins

hereinafter referred to as Mortgagor/Well and truly indebted unto Rochester Real Estate Company, 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, to the sum of

five thousand, two hundred one and 40/100 -----Dollars (\$ 5,201.40) due and payable at the rate of \$50.00 per month with payment applied first to interest at the rate of 7-1/2% per annum and the balance to principal, the first payment being due and payable on the 1st day of May, 1972 and a like amount on the 1st day of each succeeding month until the full amount of the principal

with interest thereon ~~as~~ as stated above at the rate of 7-1/2% per annum ~~is~~ is paid in full. Purchaser to have the right of anticipating any or all of the unpaid balance at any time without penalty.

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, being known and designated as Lot No. 28, North Acres, as per plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "EE", pages 12-13, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the Southerly side of Neal Circle, joint front corner Lots 27 and 28 and running thence S 10-50 E 100 feet to an iron pin; thence N 79-10 E 80 feet to an iron pin; thence N 10-50 W 100 feet to an iron pin on the Southerly side of Neal Circle, joint front corner Lots 28 and 29; thence along the Southerly side of Neal Circle S 79-10 W 80 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Jerry D. Rollins and Peggy C. Rollins by Rochester Real Estate Company, Inc. by deed dated March 17, 1972 and recorded in the office of the R. M. C. for Greenville County in Book _____, page _____.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.