

RECORDED NO. 22
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

BOOK 1236 PAGE 307

Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

DONNIE S. TANKERSLEY R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Rodgers and Patricia V. Rodgers
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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 Five Thousand Three Hundred Ninety-Six and 16/100ths

Dollars (\$ 5,396.16) due and payable

in 48 monthly installments of One Hundred Twelve and 42/100ths (\$112.42) Dollars, commencing on the 22ND day of MARCH, 1973, and on the same date of each successive month thereafter until paid in full.

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, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the western side of Wintergreen Lane, being known and designated as Lot No. 57 on a plat of portion of Section II Brookwood Forest by Webb Surveying and Mapping Company dated November, 1964 and recorded in the RMC Office for Greenville County in Plat Book BBB, Page 80, and being more particularly described as follows:

BEGINNING at an iron pin on the western side of Wintergreen Lane, joint front corner of Lots 57 and 58, and running thence with the joint line of said lots, N. 80-38 W. 151.4 feet to an iron pin on Rutherford Road, joint rear corner of said lots; thence with said road, S. 14-43 W. 80 feet to an iron pin, joint rear corner of Lots 56 and 57; thence with the joint line of said lots, S. 61-33 E. 150.6 feet to an iron pin on Wintergreen Lane, joint front corner of said lots; thence with said lane, N. 16-41 E. 130 feet to an iron pin, point of beginning.

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 new 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.