22488 2 2/7/75

FILED

FEB 18 1975

DOLLIE S. TAWERSLEY

REAL ESTATE MORTGAGE

BOOK 1333 PAGE 339

MORTGAGORS

Rogers, II John. W. & Lorlene
23 Warren Ct.
Greenville, S. C. 29607

39012-2-8
USLIFE CREDIT CORPORATION
100 EAST NORTH STREET
P O BOX 2451
GREENVILLE SC 29602
PHONE 232-6781

AMOUNT OF NOTE	PRINCIPAL OF LOAN	NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	FIRST DUE DATE	LAST DUE DATE
3552.00	2797.29	48	74.90	3/7/75	2/7/78

2/11/75

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

WHEREAS, the Mortgagor is indebted to the Mortgagee in the principal sum as shown in the Note of even date herewith, which is incorporated herein by reference, payable to the Mortgagee in accordance with the terms and conditions of said Note, and the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or for any other purpose, and such additional sums and interest thereon which may be secured hereby from time to time, but at no time shall the principal indebtedness exclusive of such disbursements as are expressly contemplated hereby, exceed the original amount shown above or $;

NOW KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and in order to secure the payment thereof unto the Mortgagee according to the terms of said Note and any renewals or extensions thereof, and also in consideration of the further sum of Three Dollars 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 property, to wit: All that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, GREENVILLE and

Plat Book 4J, Page 23, S. 57-36 W. 143.8 Feet, N. 47-03 W. 43.36 Feet, N. 36-27 E. 130.9 Feet, S. 60-01 E. 95 Feet.

To have and to hold unto the said Mortgagee, its heirs, successors and assigns forever. And the said Mortgagor does hereby bind himself, his heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns, from and against himself, his heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Provided always, and it is the true intent and meaning of the parties hereto that if the said Mortgagor, his heirs, executors, administrators or assigns, shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the aforesaid debt, principal and interest, and all other sums, if any, secured hereby, at the time and in the manner stipulated in the said Note and any renewals or extensions thereof, and shall well and truly perform all the covenants and conditions of this Mortgage, then this Mortgage and the estate hereby granted shall cease, determine and be void, otherwise it shall remain in full force and virtue. Upon default in making any payment of said Note after the same shall become due, the whole of said Note shall become due and payable by the exercise of the option aforesaid, and this Mortgage may be foreclosed at any time thereafter by the Mortgagee, its successors or assigns, for the purpose of satisfying and paying the entire indebtedness secured hereby.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove conveyed and has the right to convey the same; that the premises are free and clear of all encumbrances except as otherwise noted, and that it will warrant and forever defend the same unto the Mortgagee forever against the lawful claims of all persons whomsoever. Any forbearance by the Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by the Mortgagee shall not be a waiver of Mortgagee's right to accelerate the maturity of the indebtedness secured by this Mortgage.

Signed, sealed and delivered in the presence of:

Sandra D. Mason
WITNESS

John W. Rogers (Seal) Sign Here
MORTGAGOR SIGN HERE AND A REVENUE STAMP

Ken Woodall
WITNESS

Lorlene Rogers (Seal) Sign Here
MORTGAGOR SIGN HERE AND A REVENUE STAMP

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and deliver the foregoing mortgage and that (s)he with the other witness subscribed above witnessed the execution thereof.

Ken Woodall
WITNESS

SWORN to before me this 11th day of February, A.D. 1975.

Sandra D. Mason
WITNESS

Notary Public for South Carolina
My Commission Expires: 5-3-82

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that Mrs. Lorlene Rogers, the wife of the within named Mortgagor, this day appeared before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the Mortgagee, its successors and assigns, all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Lorlene Rogers

SWORN to before me this 11th day of February, A.D. 1975.

Notary Public for South Carolina
My Commission Expires: 5-3-82

(CONTINUED ON NEXT PAGE)

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