

FILED  
GREENVILLE CO. S. C.  
DEC 22 8 50 AM '75  
DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William Anthony Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, Piedmont, 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

Four thousand twenty two and 64/100-----Dollars (\$ 4022.64 ) due and payable in thirty six (36) monthly installments of \$111.74 each, the first of these due and payable on January 15, 1976 with a like sum due on the 15th of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from at the rate of 12.63 per centum per annum, to be paid: in advance

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

All that certain piece, parcel of lot of land situate, lying and being in Gantt Township, Greenville County, S. C., being shown as a portion of Lots Nos. 16, 17 and 18 on a plat of OAKVALE TERRACE recorded in the RMC Office for Greenville County, S. C., in Plat Book M, at Page 151, and having, according to a more recent survey of Property of W. A. Rogers, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Davis Road, which iron pin is 150 feet from the northeast corner of the intersection of Davis Road with S. C. Hwy. 20, and running thence N. 20-00 E. 226.2 feet to an iron pin; thence S. 72-45 E. 50 feet to an iron pin; thence S. 18-30 W. 210 feet to an iron pin; thence N. 88-30 W. 58 feet to an iron pin, the point of beginning.

Also, All that tract or lot of land in Gantt Township, Greenville County, State of South Carolina, designated as the western halves of Lots 19 and 20 on plat of Oakvale Terrace of record in the RMC Office for Greenville County, State of South Carolina in Plat Book M, Page 151 and being more particularly described as follows: BEGINNING at the joint corner of Lots 19 and 18 on an unnamed street; thence along the rear lines of Lots 18, 17, and 16, 210 feet to the rear corner of Lot 21; thence S. 72-45 E. 100 feet along the line of Lot 21 to point; Thence S. 18-30 W. cutting Lots 20 and 19 in half to a point on the aforesaid unnamed street, 104 feet from the point of beginning; thence N. 88-30 W. 104 feet to the point of beginning. This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restriction or protective covenants that may appear of record, on the recorded plat (s) or on the premises.

-156- WG 8-4- 18.1



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 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.

0503

4328 RV-2