

JUN 11 4 28 PM '76

SOUTH CAROLINA

DONNIE S. TANKERSLEY

R.M.C.  
MORTGAGESTATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS: ROGER CHARLES TROJAHN

Greenville, South Carolina

, hereinafter called the Mortgagor, is indebted to

LINCOLN HOME MORTGAGE COMPANY

, a corporation

organized and existing under the laws of the State of Georgia, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifty-five Thousand and no/100ths ----- Dollars (\$ 55,000.00 ), with interest from date at the rate of Eight & one-half per centum (8-1/2%) per annum until paid, said principal and interest being payable at the office of Engel Mortgage Company, P. O. Box 847, in Birmingham, Alabama 35201, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Four Hundred Twenty-two and 91/100ths ----- Dollars (\$ 422.91 ), commencing on the first day of August, 1976, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2006.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville, State of South Carolina;

ALL that piece, parcel or lot of land, containing 4.29 acres, more or less, together with all buildings and improvements, situate, lying and being on the southwestern side of the Roper Mountain Road, in Greenville County, South Carolina, as shown on a plat of the PROPERTY OF JOHN F. DAY, prepared by C. O. Riddle, R.L.S., and having according to a plat thereof prepared by Carolina Surveying Company, dated June 9, 1976, recorded in Plat Book 5U at page 29, in the RMC Office for Greenville County, S. C., the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Roper Mountain Road, which iron pin is located 259 feet, more or less, west from the intersection of the Roper Mountain Road with the Moore Road, and running thence S. 36-26 W., 1025.6 feet to a point in the center line of a creek; thence down the center line of said creek, N. 42-43 W., 199.4 feet to an iron pin in the center line of said creek; thence N. 36-54 E., 922.1 feet to an iron pin in the center line of the Roper Mountain Road; thence with the center line of Roper Mountain Road, S. 72-51 E., 200 feet to the point of beginning.

ALSO: All that range or countertop cooking unit, dishwasher, wall-to-wall carpeting, draperies, burglar alarm system and inside garden in foyer, located on the above described property.

Should the Veterans Administration fail or refuse to issue its guaranty of the loan secured by this instrument under the provisions of the Serviceman's Readjustment Act of 1944, as amended, within sixty days from the date the loan would normally become eligible for such guaranty, the mortgagee may, at its option, declare all sums secured hereby immediately due and payable.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;