

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

1428 309

MORTGAGE OF REAL ESTATE

FEB 7 1 40 PM '78

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TAYLOR
R.M.C.

WHEREAS, Larry L. Rodgers & Linda L. Rodgers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elizabeth S. Carper

(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 Eight Hundred Fifty & 00/100

Dollars (\$ 850.00) due and payable

monthly in payments of \$40.00 each and every month thereafter to be paid in full
December 30, 1980.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: monthly

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,

lying and being in Cantt Township, Greenville County, State of South Carolina, being known and designated as a major portion of Lot No. 25 as shown on a plat of Parkland Terrace, recorded in the RMC Office for Greenville County in plat book 121 at page 47, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Whiller Drive, which iron pin is the joint corner (front) of Lots Nos. 24 and 25, and running thence along the westerly side of Whiller Drive S. 15-44 E. 90 feet to an iron pin; thence S. 30-39 W. 166.2 feet to an iron pin on the easterly side of Toner Drive; thence along the easterly side of Toner Drive N. 21-24 W. 71.4 feet to an iron pin; thence running along the point front corner of Lots Nos. 24 and 25, N. 74-16 E. 173 feet to an iron pin the point of beginning.

This is the same property conveyed to Larry L. Rodgers & Linda L. Rodgers by Cornelius Keeton, as Trustee for Residential Enterprises, by Deed recorded on June 8, 1977 in Deed Vol. 1958, Page 194, and is conveyed subject to any recorded restrictions, easements or rights of way or those shown on the ground.

Elizabeth S. Carper
3704 White Horse Road
Greenville, South Carolina 29611

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Together with all and singular rights, members, herditaments, 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 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.

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