

MORTGAGE OF REAL ESTATE

Vol 1472 p 930

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
JUN 28 AM '79  
TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WITNESSETH, CLAUDE R. ROGERS

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 Mortgagee's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of **Thirty Thousand and No/100**

Dollars \$ 30,000.00 due and payable

**\$1,000.00 plus interest per month commencing August 9, 1979, and \$1,000.00 plus interest on the 9th day of each and every month thereafter until paid in full.**

with interest thereon from date hereof at the rate of **twelve (12%)** per centum per annum to be paid **monthly**

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for any further sums to be advanced to or for the Mortgagee's account for taxes, insurance premiums, public utility payments, repairs or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor in consideration of the amount hereinbefore recited and the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee, has caused the following promissory note for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) the Mortgagee has hereunto and hereby by the Mortgagor at and before the sealing and delivery of these presents the mortgagee has hereunto and hereby by the Mortgagor at and before the sealing and delivery of these presents does grant, bargain, sell and release unto the Mortgagee, with covenants and conditions

ALL that certain piece, parcel or lot of land with all appurtenances thereto hereinafter described, situate, lying and being in the State of South Carolina, County of **Greenville**, on the **northwestern side of Paris Mountain Road** and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the **northwestern side of Paris Mountain Road** and running thence **N. 39-30 W. 91.5 feet** to an iron pin; thence **S. 45-13 W. 31.7 feet** to an iron pin; thence **N. 59-08 W. 61.2 feet** to an iron pin; thence with rear line of said lot, **N. 51-30 E. 117.9 feet** to iron pin; thence **S. 58-58 E. 36.4 feet** to iron pin; thence **S. 40-45 E. 110 feet** to a point on the **northwestern side of Paris Mountain Road**; thence with said road, **S. 52-30 W. 66 feet** to the point of beginning.

**ALSO:** ALL that piece, parcel or lot of land situate, lying and being in the County of **Greenville**, State of **South Carolina**, and according to a Plat by **J. L. Montgomery, III, R.L.S.**, dated **May, 1973**, having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin **93.9 feet** from **Hall Road N. 51-30 E. 112.8 feet** to an iron pin; thence **N. 58-18 W. 101.2 feet** to an iron pin; thence **S. 47-25 W. 92 feet** to an iron pin; thence **S. 47-06 E. 89.4 feet** to the point of beginning.

**DERIVATION:** Deed Book **MB2, Page 293**, recorded on **March 1, 1976**, by **Galloway Asphalt Paving Co., Inc.**  
Deed Book **1032, Page 292**, recorded on **March 1, 1976**, by **Galloway Asphalt Paving Co., Inc.**

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Together with all and singular rights, members, tenements, 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

**TO HAVE AND TO HOLD**, along and together the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or transfer 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 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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