

Route 7, Old Highway No. 14, Greer, South Carolina 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALTER KEITH ROGERS AND EMMA SUE ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SIDNEY HOFRICHTER AND GEORGIA C.
304 Lakecrest Drive, Greer, South Carolina HOFRICHTER
29651

(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

Eighteen Thousand Five Hundred and No/100--Dollars (\$ 18,500.00) due and payable

As provided in said promissory note.

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

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, containing 0.76 Acres, more or less, on the southwest side of Old Highway No. 14, and having, according to a plat by B. E. Huskey, dated May 2, 1975, captioned Property of Perry H. Goodman, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-0, Page 275, the following metes and bounds, to-wit:

BEGINNING at a point at the center of Old Highway No. 14 at the joint corner of property now or formerly owned by Elevelyn R. Rowland, and thence with the joint line of said property, N 83-22 W 75 feet to an old pin; thence S 62-21 W 267.7 feet to an old pin; thence with the joint line of property now or formerly belonging to Charlie O. Wolfe, N 27-07 W 129.6 feet to an iron pin; thence N 69-50 E 269 feet to a point in the center of Old Highway No. 14; thence with the center of Old Highway No. 14, S 51-56 E 150 feet to the point of beginning.

Being the same conveyed to the mortgagors by deeds of Perry H. Goodman, Jr., Harriette G. Wallace, and Lee D. Goodman, Jr., to be recorded herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
RECORDED
AUG 7 1979

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.

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