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BOOK 1501 PAGE 953

# MORTGAGE

THIS MORTGAGE is made this 25th day of April 1980 between the Mortgagor, J. L. & Harriet H. Rogers (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the state of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-seven Thousand Eight Hundred Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2010.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL THAT certain piece, parcel, or lot of land situate in the county of Greenville, State of South Carolina, on the South-eastern side of Keeler Bridge Rd., and being shown on a plat of property entitled "J.L. & Harriet H. Rogers, dated Jan., 1974, prepared by C. O. Riddle, R.L.S., recorded in the RMC Office for Greenville County in Plat Book 5-B at Page 82, Containing 71.46 acres, and having the following metes and bounds:

BEGINNING at a railroad spike in the center of Keeler Bridge Rd., at the corner of property now or formerly of Andrew Z. Silvers & Ruthea L. Silvers and running thence with the joint line of said property, S. 53-16 E. 339.9 Feet to an old iron pin; thence with the line of property now or formerly of Michael I. & Teresa B. Silvers S. 53-04 E 442.4 feet to an old iron pin; thence with the line of property now or formerly of Marvin Daniel Hudson, S. 25-46 E. 793 feet to a 12 inch ash; thence with the line of property now or formerly of Mary Lou C. and Thomas Rochester, N. 77-47 E. 70 feet to an old iron pin at the corner of property now or formerly of Sally W. Rochester; thence with the line of property now or formerly of Sally W. Rochester N. 78-41 E 575.2 feet to an old iron pin; thence with the line of property now or formerly of Thomas J. Rochester N. 78-27 E. 325.3 feet to an old iron pin; thence with the line of property now or formerly of Robert M. & Georgia M. Lynch N. 79-24 E. 678.5 feet to an old iron pin; thence with the line of property now or formerly of Conyers Rochester N. 14-50 W. 630.9 feet to an old iron pin at stone; thence with the line of property now or formerly of James M. Whitmire Estate N. 16-40 W. 675.7 feet to a stone; thence continuing with said line N. 41-48 W. 501.6 feet to a stone at poplar; thence with the line of property now or formerly of Marguerite G. Whitmire S. 73-08 W. 1,157.6 feet to an old iron pin; thence with the line of property now or formerly of Sam & Mandy B. Silvers N. 78-51 W. 71.4 feet to a w.o.; thence continuing with said line S. 80-23 W. 68.2 feet to an iron pin in a w.o. stump; thence continuing with said line S. 74-25 W. 371.8 feet to an iron pin in the center of the Keeler Bridge Rd.; thence with the center line of the Keeler Bridge Rd, S. 41-35 W. 446.5 feet to a railroad spike, the point of beginning. (See next page)

which has the address of Rt. 4, Box 502-A, Keeler Mill Rd., Travelers Rest, S. Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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