

RECORDED
NOV 20 11 18 PM '80
GREENVILLE
SOUTH CAROLINA

1025-1000

MORTGAGE

THIS MORTGAGE is made this 24th day of November, 1980, between the Mortgagor, J. L. and 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 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 One Hundred Twenty-five Thousand and no/100 (\$125,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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, lying and being on the southern side of West Round Hill Road and the eastern side of East Round Hill Road being known and designated as Lot No. 127 on Plat of Green Valley Estates prepared by Piedmont Engineers Service dated December 20, 1957, recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ, Pages 2 and 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of West Round Hill Road at the joint front corner of Lots Nos. 126 and 127 and running thence with the southern side of West Round Hill Road, N. 66-37 E. 150 feet to a point; thence continuing N. 57-54 E. 112.3 feet to a point; thence with the curve of the intersection of West Round Hill Road and East Round Hill Road, the chord of which is S. 70-23 E. 31 feet to a point on the eastern side of East Round Hill Road; thence with the eastern side of East Round Hill Road, S. 18-51 E. 100 feet to a point; thence continuing S. 2-44 E. 125 feet to a point; thence S. 9-24 W. 70 feet to an iron pin at the joint front corner of Lots Nos. 127 and 128; thence with the joint line of said lots, N. 87-19 W. 205.9 feet to an iron pin at the joint rear corner of Lots Nos. 126, 127 and 128; thence with the joint line of Lots 126 and 127, N. 26-06 W. 187.3 feet to the Point of Beginning, and being the same property conveyed to the mortgagors herein my deed of George I. and Joan L. Theisen dated September 30, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1134, Page 637.

This conveyance is subject to all agreements, restrictions, set-back lines, roadway easements and rights of way of record affecting the above described property.

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which has the address of Lot 127, W. Round Hill Road, Travelers Rest, (Street) (City)
South Carolina 29690 (herein "Property Address"); (State and Zip Code)

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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