

JOHNSON,
HORTON, DRAWDY, HAGINS, WARD & ~~WELLS~~ EXPA. DE FETTIGRUST GREENVILLE, S. C. 1333 1334

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNE SANDERSLEY
R.M.C.

WHEREAS, Ernest W. Rogers, Jr. and Betty P. Rogers
(hereinafter referred to as Mortgagor) is well and truly indebted unto Hans O. Keilhack, Melitta G. Witt,
and Fritz K. Witt

(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 Fifty-Five Thousand and No/100

----- Dollars (\$ 55,000.00) due and payable

according to terms of promissory note executed of even date herewith,

with interest thereon from date at the rate of twelve per centum per annum, to be paid as provided in said note, and

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 lot of land with buildings and improvements thereon, situate on
the Southwest side of Laurens Road and on the Southeast side of Glenn
Street, in the City of Greenville, in the County of Greenville, State of
South Carolina, being shown as a portion of Lot No. 25, on plat made by
R. A. Moore, Surveyor, March, 1945, recorded in Plat Book "0" at Page 116,
RMC Office for Greenville County, S. C. and having, according to said plat,
a recent survey made by R. K. Campbell, September 5, 1957, the following
metes and bounds:

BEGINNING at an iron pin on the Southwest side of Laurens Road, said pin
being located at a point where the Southwest side of Laurens Road inter-
sects with the Southeast side of Glenn Street; thence running along the
Southwest side of Laurens Road, S. 55-40 E. 88.5 feet to an iron pin; thence
S. 61-53 W. 188.6 feet to an iron pin; thence along the line of Lot No. 24,
N. 30-36 W. 78.3 feet to an iron pin on the Southeast side of Glenn Street;
thence running along the Southeast side of Glenn Street, N. 61-53 E. 150.6
feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of
Hans O. Keilhack, Melitta G. Witt and Fritz K. Witt, dated March 5th, 1981,
and recorded in the RMC Office for Greenville County, S. C. in Deed Book
1144, at Page 449.

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

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage
shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the
Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced
shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in
writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to
time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in
such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay
all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises
and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the
balance owing on the Mortgage debt, whether due or not.

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