

FILED
GREENVILLE CO. S.C.
MORTGAGE OF REAL ESTATE

AUG 24 2 08 PM '81

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
BY
BANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLAUDE R. ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FORD MOTOR CREDIT COMPANY

(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 Forty Thousand and No/100 Dollars (\$ 40,000.00) due and payable on or before August 4, 1982.

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

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, being on the northwest side of State Park Road (SC Highway No. 253) and having the following metes and bounds, according to a plat prepared by R. B. Bruce, Surveyor, dated July 14, 1980, and having, according to said plat, the following metes and bounds, to-wit:

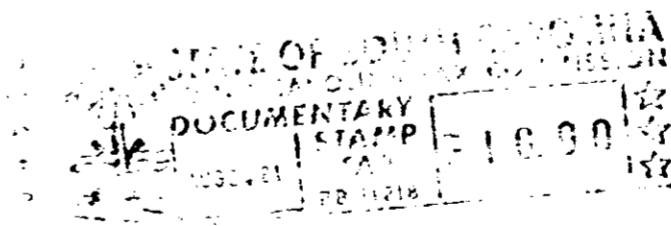
BEGINNING at a point on the northwest side of State Park Road, and running thence N. 76-49 W. 43.35 feet; thence N. 80-57 W. 114.1 feet to an old iron pin in line of property now or formerly of Hollyvale Subdivision; thence along the line of property of said subdivision, N. 30-05 W. 729.4 feet to an iron pin; thence N. 58-28 E. 93.0 feet to an iron pin; thence running N. 20-03 W. 204.0 feet to an iron pin; thence turning and running S. 58-28 W. 93.0 feet to an iron pin; thence N. 16-12 W. 221.0 feet to an iron pin; thence running with the line of property now or formerly owned by Mamie D. Maddox, N. 78-31 E. 706.1 feet to an iron pin; thence S. 83-55 E. 122.5 feet to an old iron pin in line of property now or formerly of Paris Mountain Farms Subdivision; thence along the line of said subdivision property, S. 5-04 W. 129.2 feet to an old iron pin on the northwest side of State Park Road; thence along the said State Park Road, S. 36-00 W. 126.1 feet to the point of beginning.

This mortgage secures an account which fluctuates from time to time and represents Account No. KG-700, and the outstanding balance on the account is the amount due on the mortgage at any given time.

This mortgage is subordinated and junior to that mortgage given to First National Bank of Greenville, South Carolina, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1510, at Page 484, recorded on August 11, 1980.

Derivation: T. W. Bra shier, Deed Book 1049, at Page 676, recorded 1/14/77.

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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 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.

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