

MORTGAGE

BOOK 1560 PAGE 672

FILED
S. C.

THIS MORTGAGE is made this 29th day of December 1981, between the Mortgagor, CLARENCE E. ROGERS (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand and no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 29, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1984

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, located near Pleasant Grove Baptist Church and being shown and designated as Tract #1 on a plat of property of the Laura L. Rogers, Estate, prepared by Wolfe & Huskey, Inc. on August 10, 1981 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Buncombe Road, and running thence along the boundary of Mattie H. Wood, N. 14-32 E. 1213.2 feet to an old iron pin; thence S. 75-43 E. 99.5 feet to an old iron pin; thence N. 14-10 E. 477.06 feet to an old iron pin; thence N. 66-14 E. 90.36 feet to an old iron pin; thence along the boundary of Robert E. Jones, S. 73-17 E. 195.58 feet to an old iron pin; thence S. 77-44 E. 77.76 feet to an iron pin; thence along the boundary of Tracts 1 and 2 of said plat, S. 13-44 W. 1844.7 feet to a nail and cap in the center of Buncombe Road; thence up the center of Buncombe Road, N. 63-06 W. 476.84 feet to the beginning corner, and according to said plat, containing 17.41 acres.

This conveyance is subject to the rights of way of the public along said County Road, and any other rights of way of record heretofore granted. This conveyance is a portion of the property conveyed to Laura L. Rogers by deed of Pet Naomi Rogers on December 11, 1945 and recorded December 11, 1945 in Deed Book 284 at page 120 in the R.M.C. Office for Greenville County and a portion of the property inherited by Dorothy R. Williamson and Edward Rogers under the Will of Laura L. Rogers who died testate on May 15, 1974, said estate being probated in Apartment 1335 at file #22 in the Probate Court for Greenville County, and the identical property conveyed to Clarence E. Rogers by deed of Dorothy Williamson on December 7, 1981, recorded December 29, 1981, in Deed Book 1160 at page 114 in the R.M.C. Office for Greenville County, South Carolina.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
30170

which has the address of Route 6 Buncombe Road (Street), Greer (City), S. C. 29651 (State and Zip Code) (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 seised 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.

420 8 14911801

2790

4328 RV-2