

MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 487

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 12 10 15 AM '82
WARRERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LINDSEY DAY ROGERS and DELORES S. ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. ROY THOMAS and MARIE E. THOMAS

(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 **Thirty-Four Thousand and No/100** Dollars (\$ 34,000.00) due and payable

In monthly installments of Three Hundred Five and 91/100 Dollars (\$305.91) per month commencing February 1, 1982 and Three Hundred Five and 91/100 Dollars (\$305.91) on the first day of each and every month thereafter until paid in full.

with interest thereon from February 1, 1982 at the rate of Nine (9%) per centum per annum, to be paid: Monthly

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, in Chicks Springs Township, Paris School District, and designated as Lot No. 22 on a plat of property of Cole Acres recorded in Plat Book P, at Page 73, and being more particularly described as follows:

BEGINNING at an iron pin on E/S of an unnamed street, joint front corners of lots 21 and 22; and running thence along the line of Lot No. 21, S. 78-00 E. 196.8 feet to an iron pin; thence S. 30-00 W. 271.2 feet to an iron pin on creek; thence N. 18-07 W. 222.9 feet along the unnamed street to an iron pin; thence N. 10-46 E. 65 feet to an iron pin, the beginning corner, and being all of Lot No. 22, according to said plat.

Derivation: J. Roy Thomas, et al, Deed Book 1161, at Page 01, recorded JAN. 12, 1982.

DOCUMENTARY STAMP
13.60

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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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