

FILED
MAR 10 1 34 PM '82
SCHA
H.C. ERS

1585 507

LAW OFFICES OF THOMAS G. BRISSEY, P.A.

MORTGAGE

THIS MORTGAGE is made this 9th day of March, 1982, between the Mortgagor, John A. Rodgers and Mary I. Rodgers, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand and No/100 (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 9, 1982, (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, 2008.....;

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, with all improvements thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, on the Southeastern side of Oakwood Court, and being known and designated as Lot 7 of Forrester Woods, Section 7, as shown on a plat thereof prepared by R.B. Bruce, Surveyor, dated February 12, 1975, recorded in the RMC Office for Greenville County in Plat Book 5-P at page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Oakwood Court at the joint front corner of lots 7 and 6, and running thence with the line of lot 6, S. 53-42 E., 155 feet to an iron pin at the joint rear corner of lots 7 and 6 on the line of property now or formerly owned by Eugene King; thence with the line of said King property S. 36-18 W., 100 feet to an iron pin at the joint rear corner of lots 7 & 8; thence with the line of lot 8, N. 53-42 W., 155 feet to an iron pin at the joint front corner of lots 7 and 8 on the Southeastern side of Oakwood Court; thence with the Southeastern side of Oakwood Court, N. 36-18 E., 100 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Robert J. Dufala and Roseann F. Dufala of even date to be recorded herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
MAR 10 1982

which has the address of Lot 7 Forrester Woods Greenville,
(Street) (City)
South Carolina 29607 (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 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.

500 e 26601801

0507

4328 RV-2