



MORTGAGE

BOOK 1572 PAGE 366

THIS MORTGAGE is made this 17th day of May 1982, between the Mortgagor, Douglas L. Rogers and Peggy H. Rogers

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand, three hundred, forty-three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 5/15/87

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, lying, being and situate in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 474, Plat entitled "Addition to Section III, Del Norte Estate" dated June 1, 1972, prepared by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, in Plat Book 4-R, at Page 16, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Sherborne Drive at the joint front corners of Lots #473 and #474 as shown on the aforementioned plat and running thence along and with the Northern side of Sherborne Drive N. 61-27 W. 75 feet to an iron pin; thence along the curve of the intersection of Sherborne Drive and Seaton Court, the Court of which is N. 16-27 W. 35.35 feet to an iron pin on the Eastern side of Seaton Court; thence along and with Seaton Court N. 29-35 E. 100.00 feet to an iron pin; thence S. 61-27 E. 95 feet to an iron pin at the joint rear corners of Lots #473 and #474 as shown on the aforementioned plat; thence running along and with the property line S. 27-16 W. 135 feet, the point of BEGINNING.

This is the same property conveyed by deed of Lemuel W. Houston, Jr. and Susan Houston to Douglas L. Rogers and Peggy H. Rogers, dated April 29, 1978, recorded May 2, 1978, in Deed Volume 1078, at Page 307, in the R.M.C. Office for Greenville County, SC.

which has the address of 301 Sherbourne Dr., Del Norte Greenville SC 29615 (herein "Property Address"); (Street) (City) (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.

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