

FILED
GREENVILLE CO. S.C.
OCT 4 3 40 PM '82
DONNIE S. TANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
OF SOUTH CAROLINA

BOOK 1582 PAGE 399

MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1982, between the Mortgagor, Carl R. and Lisa L. Rogers, (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 \$10,153.08 (Ten thousand one hundred fifty-three and 08/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 1, 1986.....;

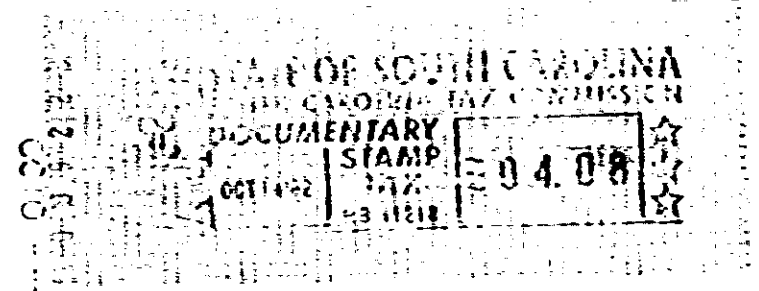
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in Greenville County, South Carolina, in Fairview Township, being shown and designated as Lot 26, Section 6-N, on a Plat of Whippoorwill, prepared by Enwright Associates, Engineers, dated October 18, 1972, recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 49, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the southwestern terminum of Heron Drive on the western side of the turn-around at joint front corner of Lots N-26 and N-27; thence with the line of Lot N-27 S 66-07 W., 190 feet to an iron pin; thence with line of other property of Whippoorwill Development Company, Inc., S23-53 E. 220 feet to an iron pin; thence N. 66-07 E, 240 feet to an iron pin; thence N 23-53 W, 170 Feet to an iron pin on the edge of Heron Drive; thence with a curving course (the chord of which is N 68-59 W), 70.7 feet to an iron pin, the POINT OF BEGINNING.

This being the same property conveyed to the mortgagor by deed of Carroll B. Long and recorded in the RMC Office for Greenville County on February 17, 1982 in Deed Book 1162 at page 588.

This is a first mortgage second to none.



which has the address of Rt. 2, Box 329, Scuffletown Rd. Fountain Inn, South Carolina 29644 (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.

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