

MORTGAGE OF REAL ESTATE -
GREENVILLE S.C.

Mortgagee address:
Rt. 6, Box 912
Greer, SC 29651

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 28 4 21 PM '83
S. ANNE L. SLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1004 PAGE 616

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PLEASANT GROVE PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CLARENCE E. ROGERS

(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 TWENTY THOUSAND AND NO/100

Dollars (\$20,000.00) due and payable

in monthly installments of \$282.73 commencing June 12, 1983 and continuing on the 12th day of each and every month thereafter for a period of eight (8) years until paid in full

with interest thereon from _____ date at the rate of Eight (8%) 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, located near Pleasant Grove Baptist Church and being shown and designated as a portion of Tract 1 on a plat of property of the Laura F. Rogers, Estate, prepared by Wolfe & Huskey, Inc., dated August 10, 1981 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap located in the center of Buncombe Road at the joint front corner of Tract 1 and 2 as shown on said plat and running thence along the common line of said tracts, N 13-44 E 1844.7 feet to an iron pin; thence turning and running along property of Robert E. Jones, N 77-44 W 77.76 feet to an iron pin; thence N 73-17 W 122.24 feet; thence turning and running in a new line, S 13-44 W 1844.7 feet to a point in the center of Buncombe Road; thence turning and running along the centerline of Buncombe Road, S 63-06 E 200 feet to a nail and cap in the center of Buncombe Road, the point of beginning.

Being a portion of the same property conveyed to the mortgagor herein by deed of the mortgagee herein, to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 25 1983
08.00
R. 11213

07280507

APR 20 1983

994

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.