

FILED  
GREENVILLE CO. S. C.  
JA 2 3 1975  
OLLIE FAIRBORTH  
R. M. C.

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PAID SAVED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S. C.

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

WARREN B. ROGERS AND ALYNE M. ROGERS

MORTGAGE OF REAL ESTATE

20397

*Warren B. Rogers*  
February 21, 1975  
*Alyne M. Rogers*

(hereinafter referred to as Mortgagee) SEND S) GREETINGS

WHEREAS the Mortgagee as well and truly indented unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Seventy-five Hundred - \$ 7500.00  
Dollars, as evidenced by Mortgagee's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Sixty-two and 74/100 - \$ 62.74  
Dollars each on the first day of each month hereafter in advance until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and then to the payment of principal, with the last payment of said notes paid to be due and payable 20 years after date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee or any regulations set out in the mortgage file, then and in that event the Mortgagee shall, at the option of the holder thereof, be immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any to enforce same, for the purpose of collecting said principal due and interest, with costs and expenses of such proceedings; and

WHEREAS the Mortgagee may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW, KNOW ALL MEN That the Mortgagee, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced to the Mortgagee by the Mortgagee's account and also in consideration of the sum of Three Dollars (\$3.00) the Mortgagee as well and truly paid by the Mortgagee as and before the sealing of these presents, the sum of Three Dollars (\$3.00) hereby acknowledged, has granted, conveyed, sold and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its successors and assigns, the following described real estate:

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