

FILED
GREENVILLE CO. S. C.

APR 16 1 02 PM '92

DONNIE S. TAPERSLEY MORTGAGE
R.M.C.

1937 92
RECORDING FEE
PAID \$ 3.50

5-15-92
BOOK 52 PAGE 455

THIS MORTGAGE is made this 16th day of April, 1992, between the Mortgagor, Tommy W. Rogers and Joyce W. Rogers

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Eight Hundred & No/100 - - - Dollars, which indebtedness is evidenced by Borrower's note of

even date herewith (herein "Note"), providing for monthly installments of principal and interest, joint front corner lots 94 and 95; and running thence S. 65-24 W. 154.14 feet to an iron pin, joint rear corner Lots 94 and 95; thence S. 26-23 E. 98.78 feet to an iron pin on Dawnwood Drive; thence along Dawnwood Drive N. 74-25 E. 125.52 feet to an iron pin; thence around the curve of the intersection of Dawnwood Drive and Hitching Post Lane N. 20-48 E. 35.36 feet to an iron pin on Hitching Post Lane; thence along Hitching Post Lane N. 24-12 W. 74.68 feet to an iron pin, the point of beginning.

OCT 28 10 59 AM '92

FILED
GREENVILLE, CO. S. C.
OCT 28 10 59 AM '92
DONNIE S. TAPERSLEY
R.M.C.

13181

Witness

Karen J. Spivey
Donnie S. Tapersley

YOUNTS, SPIVEY & GROSS
Credit
Industry

5-15-92



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 in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

9455

4328 RV-2