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GREENVILLE CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1284 PAGE 15

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Esley N. Rochester and Elouise W. Rochester

(hereinafter referred to as Mortgagor) is well and truly indebted unto CN Mortgages, Inc., 200 Camperdown Building, Greenville, South Carolina

(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 Eleven Thousand Forty Nine and 60/100 dollars----- ---------- ---------- Dollars ($ 11,049.60) due and payable

In One Hundred Twenty (120) monthly installments of Ninety-Two and 08/100 dollars ($92.08) beginning the 6th day of August, 1973.

with interest thereon from date at the rate of 7% 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, being shown as Lot #12, Section 4 of Richmond Hills, Plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ, page 81, reference being made to said Plat for a more detailed description.

This Mortgage Assigned to The Citizens & Southern Corporation

CN Mortgages, Inc.

on 6th July 73

in Vol. 1276 Page 864

This 10th of July 1973 at 938

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 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 mortgagor's personal property, 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 conveyed in fee simple, that it has the right to convey the same, that the premises are free and clear of all liens and encumbrances except as otherwise noted herein, and that it will warrant and forever defend the title to the premises unto the Mortgagee forever, against the lawful claims of all persons whomsoever lawfully claiming the same or any part thereof.

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