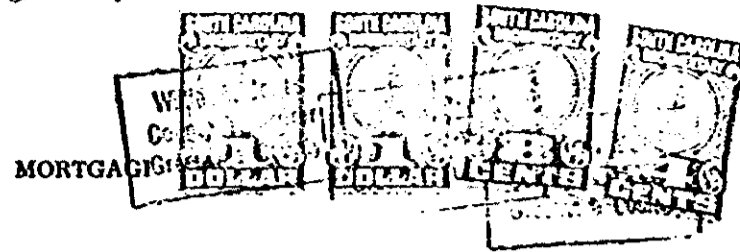


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MORTGAGE OF REAL ESTATE Office of Public & Poag. Attorneys at Law, Greenville, S. C.
DONALD S. PARKER & R.M.C.



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES F. ROGERS (hereinafter referred to as Mortgagor) SEND(S) GREETING:
(Also known as C. F. ROGERS, JR.)
WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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

FIVE THOUSAND TWO HUNDRED SIX AND 80/100----- DOLLARS (\$ 5,206.80).

due and payable in sixty (60) consecutive monthly installments of Eighty-Six and 78/100 Dollars (\$86.78), beginning August 22, 1973 and continuing on the 22nd day of each and every month until paid in full, payments to be applied first to interest and then to principal, interest having been added to the principal,

with interest thereon from date at the rate of SEVEN ^(7%) per centum per annum, to be paid: As stated above.

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,

ALL that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, containing 4.66 acres, more or less, and being a portion of property as shown on plat made by J. Coke Smith & Son, May 5, 1954, and described as follows:

BEGINNING at an iron pin at the joint front corner of property now or formerly of Raymond Thomas Feltman and running thence with the line of said Feltman N. 15-00 W. 570.7 feet to the old line, joint corner now or formerly of I. E. McDavid; thence with the joint line of McDavid N. 43-30 E. 114.7 feet, more or less, to a stone; thence S. 14-47 W. 798 feet to a point in the center of a road; thence with the center of said road N. 75-17 W. 496.2 feet, more or less, to the beginning corner; being the major portion of that lot of land conveyed to the Mortgagor by deed recorded in Deed Book 500, at Page 200, less a conveyance by the Mortgagor to Raymond Thomas Feltman as shown on a plat recorded in Plat Book 40, at Page 107, and as shown by deed recorded in Deed Book 887, at Page 405.

The foregoing property is conveyed subject to any and all easements or rights-of-way of record.

Charles F. Rogers, the Mortgagor, also known as Charles F. Rogers, Jr., is the same as C. F. Rogers, Jr., the Grantee of the deed hereinabove referred to. The land in said deed was conveyed to the said C. F. Rogers, Jr. by his father, who has since deceased, and also was known as Charles F. Rogers or C. F. Rogers.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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