

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS **Thomas L Rogers & Evelyn F. Rogers**

herein after referred to as Mortgagor, do well and truly offer unto

**Southern Discount Co
Mauldin Square
Mauldin, SC**

herein after referred to as Mortgagee, a sum of money to the Mortgagee, the terms of which are in
computes herein by reference, in the sum of

Dollars \$ 2310.00

Five and payable

Two thousand three hundred and ten 00/100

At interest thereon from date of the rate of **7%** per centum per annum, to be paid: **42 @ 55.00**

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 and other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his ac-
count 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, bar-
gained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

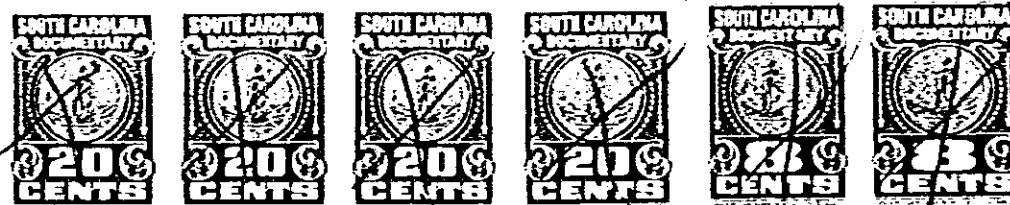
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and
being in the State of South Carolina, County of **Greenville**

All that piece, parcel or lot of land, with all improvements thereon,
or hereafter to be construction thereon, situate, lying and being in
the State of South Carolina, County of Greenville, on the south-
western side of the Frontage Road of U.S. Highway No. 276, in the
Town of Simpsonville, being shown and designated as Lot No. 54 on a
plat of BRENTWOOD, Section 1, made by Piedmont Engineers and Arch-
itects, dated February 15, 1972, recorded in the RMC Office for
Greenville County, South Carolina in Plat Book 4-N, page 62, and
having according to said plat, the following metes and bounds, to-wit;

Beginning at an iron pin on the south and western side of a Frontage
Road of U.S. Highway No. 276 at the joint front corners of Lots
Nos. 54 and 55 and running thence along the common line of said
lots, S. 54-00 W., 160 feet to an iron pin; thence S. 41-10 E.,
110.5 feet to an iron pin at the joint rear corners of Lots Nos. 53
and 54; thence along the common line of said lots, N 54-00 E., 150
feet to an iron pin on Frontage Road; thence along the Southwestern
side of Frontage Road, N. 36-00 W., 110 feet to an iron pin, the
beginning corner.

This is a portion of the property conveyed to the Grantor herein by
deed of Southern Bank & Trust Company, Trustee in Deed Book 936, page
393 and is hereby conveyed subjects to the rights of way, easements,
conditions, public roads, and restrictive covenants reserved on plats
and other instruments of public record and actually existing on the
grounds affecting said property.

Grantees agrees to pay Town of Simpsonville and County of Greenville
property taxes for the tax year 1973 and subsequent years.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light-
ing 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 encum-
brances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises un-
to the Mortgagee, forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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