

P. O. Box 647-1440-957
Taylors, S. C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

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

WHEREAS, George N. Rogers and Josephine H. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES CO., INC.

(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

Twelve thousand two hundred seventy-four and 41/100 Dollars (\$ 12,274.41) due and payable one payment in the amount of \$156.41, and 83 payments in the amount of \$146.00, commencing September 19, 1978

with interest thereon from date / as stated in Note of even date at the rate of per centum per annum, to be paid:

AMOUNT ADVANCED \$6,946.49

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, Butler Township, near and East of the City of Greenville, being shown and designated as Lot or Tract No. 27 of a Subdivision inown as BOILING SPRINGS ESTATES, on a Plat recorded in the RMC Office for Greenville County in PLat Book YY, at Pages 14 and 15, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on the eastern side of Browning Drive at the joint front corner of Lots 27 and 28, and running thence with the eastern side of Browning Drive, S 25-51 E, 77 feet to a point; thence continuing with the eastern side of Browning Drive, S 17-17 E, 145.1 feet to a point at the joint front corner of Lots 26 and 27; thence N 72-43 E, approximately 249.8 feet to a point in a branch, said point being the joint rear corner of Lots 26 and 27; thence with said branch as a line, approximately N 5-22 E, approximately 96.3 feet to a point in the branch; thence continuing with said branch as a line approximately N 17-02 E, approximately 234.3 feet to a point in the branch; thence still continuing with said branch as a line, approximately N 22-24 W, approximately 68 feet to a point in the branch, said point being the joint rear corner of Lots 27 and 28; thence S 55-50 W, approximately 443.4 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of William R. Timmons, Jr., recorded April 29, 1964, in Deed Book 747, at Page 453.

This mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings and Loan Association, dated August 4, 1964, recorded in REM Book 967, at Page 224, in the original amount of \$13,000.00



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 including 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 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 encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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