

GREENVILLE CO. S.C.

# MORTGAGE

1440 24  
Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

THIS MORTGAGE is made this 31st day of July 1978, between the Mortgagor, Paul K. Rogers and Peggy Rogers (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~-----~~ Twenty Nine Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Shamrock Circle, being shown and designated as Lot 15 on a plat of Shamrock Acres, recorded in the RMC Office for Greenville County in Plat Book YY, at Page 43, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Shamrock Circle, joint front corner of Lots 14 and 15 and running thence along the common line of said Lots N. 81-47 E. 166.4 feet to an iron pin; thence S. 9-21 E. 85 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the common line of said Lots S. 81-53 W. 166.4 feet to an iron pin on the eastern side of Shamrock Circle; thence with Shamrock Circle N. 80-03 W. 85 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Paul J. Foster, Jr. recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.

STAMP TAX 11.64

which has the address of 23 Shamrock Circle Greenville, South Carolina 29611 (herein "Property Address");

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

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

GCTC --- / AU 178 470

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