

FILED S.C.
GREENVILLE
MAY 17 11 04 AM '84
SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 11th day of May, 1984, between the Mortgagor, Thomas K. Rogers and Sandra M. Rogers, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

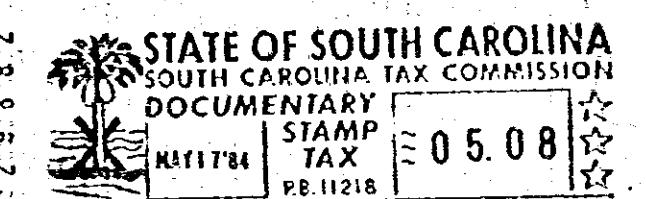
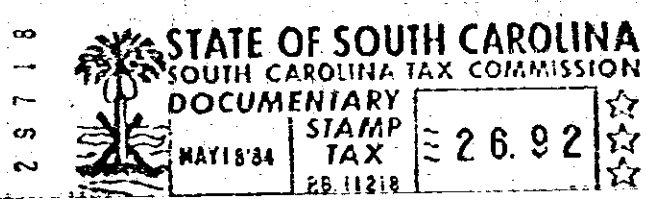
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2014.....;

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 lot of land situate on the southern side of Waterloo Circle in the County of Greenville, State of South Carolina, being shown as Lot 7 on a plat of Boiling Springs Estates dated July, 1961, prepared by C. O. Riddle and recorded in the R.M.C. Office for Greenville County in Plat Book YY, Pages 14 and 15 and having, according to a more recent survey entitled "Property of Thomas K. Rogers and Sandra M. Rogers" prepared by Freeland and Associates on May 10, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Waterloo Circle on the joint front corner of Lots 6 and 7 and running thence with Lot 6 S. 20-12 E., 471.1 feet to an iron pin; thence N. 39 E., 235 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with Lot 8 N. 20-12 W., 355.6 feet to an iron pin on Waterloo Circle; thence with said circle S. 69-48 W., 150.4 feet to an iron pin; thence still with said circle S. 65-17 W., 51.3 feet to the point of beginning, and containing 1.92 acres.

This is the same property conveyed to the mortgagors by deed of Carl T. Dombrosky recorded in the R.M.C. Office for Greenville County on August 11, 1982, in Deed Book 1171, Page 999.



2 MY 16 84 217
3.0001 4.0001

erloo Circle Greer (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

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.

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