

APR 18 12:00 PM 1963 - ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, OLIVIA DOGAN, ALICE D. MCKINNEY, HATTIE MAE D. DENNIS AND JAMES LEWIS DOGAN (hereinafter referred to as Mortgagor) is well and truly indebted unto B & F ROOFING COMPANY 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 ONE THOUSAND FOUR HUNDRED TEN AND 00/100

Dollars (\$1,410.00) due and payable AS FOLLOWS: TWENTY-THREE AND 50/100 (\$23.50) DOLLARS ON THE 4TH DAY OF MAY, 1963, AND TWENTY-THREE AND 50/100 (\$23.50) DOLLARS ON THE 4TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT IS PAID IN FULL.

NATURITY with interest thereon from 1963 at the rate of SEVEN per centum per annum, to be paid: MONTHLY

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 OUR RIGHT, TITLE AND INTEREST OF, IN AND TO,

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, GROVE TOWNSHIP, AND BEING KNOWN AND DESIGNATED AS TRACT NO. 3 OF THE PROPERTY OF T. G. HANNON, AS SHOWN ON PLAT THEREOF RECORDED IN THE REC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK C AT PAGE 70, AND CONTAINING 46 1/2 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER OF A BRIDGE OVER GROVE CREEK IN THE GREENVILLE-PELZER ROAD, AND RUNNING THENCE ALONG THE CENTER OF SAID PELZER-GREENVILLE ROAD, S. 22 1/4 W. 6.48 CHAINS MORE OR LESS, TO THE CENTER OF THE INTERSECTION OF OLD HILL ROAD WITH THE GREENVILLE-PELZER ROAD; THENCE ALONG THE CENTER OF THE OLD HILL ROAD, N. 58 1/2 W. 3.00 CHAINS, MORE OR LESS, TO BEND IN SAID ROAD; THENCE STILL WITH THE CENTER OF THE ROAD, N. 64 1/2 W. 0.00 CHAINS TO A BEND IN SAID ROAD; THENCE STILL WITH THE CENTER OF SAID ROAD, N. 77 1/2 W. 6.06 CHAINS TO A POINT IN THE CENTER OF THE OLD HILL ROAD AT CORNER OF PROPERTY NOW OR FORMERLY BELONGING TO ARCH McHAHAN; THENCE ALONG THE LINE OF THAT PROPERTY N. 3 E. 38.34 CHAINS TO A STONE ON BRANCH, CORNER OF TRACTS NOS. 1 AND 3, ON THE HANNON PROPERTY; THENCE ALONG THE CENTER OF SAID BRANCH AS THE LINE 11.60 CHAINS MORE OR LESS, IN AN EASTERLY DIRECTION TO THE CENTER OF GROVE CREEK, CORNER OF TRACTS NOS. 1-3-AND 4; THENCE DOWN SAID CREEK ON THE GREENVILLE-PELZER ROAD; THE BEGINNING CORNER; LESS HOWEVER, A ONE ACRE TRACT OF LAND CONVEYED BY JANE DOGAN ET AL. TO JAMES W. DOGAN AND GEORGIA MAE DOGAN BY DEED DATED DECEMBER 15, 1960, AND RECORDED IN SAID REC OFFICE IN DEED BOOK 355 AT PAGE 239. AND BEING ALL OF THE LAND EXCEPT THE ABOVE MENTIONED ONE ACRE TRACT OF LAND CONVEYED BY T. H. FENWELL TO JOHN HENRY DOGAN BY DEED DATED DECEMBER 29, 1944, AND RECORDED IN SAID REC OFFICE IN DEED BOOK 271 AT PAGE 116.

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ASSIGNMENT

~~YBXVAVYXRECEIVED BY B & F ROOFING COMPANY INCORPORATED BY HEREBY ASSIGNED BY VERNIX VERNIX VERNIX TO HANDLER BY SCOUNTY RECORDATION THE WITHIN MORTGAGE AND VHXNQEYVNNICHVMEVSNMXSEURRESVVMYKQVIVRECHSE.~~

~~VYXVAVYXRECEIVED BY B & F ROOFING COMPANY INCORPORATED BY HEREBY ASSIGNED BY VERNIX VERNIX VERNIX TO HANDLER BY SCOUNTY RECORDATION THE WITHIN MORTGAGE AND VHXNQEYVNNICHVMEVSNMXSEURRESVVMYKQVIVRECHSE.~~

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.