

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 16 4 32 PM '69

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. H. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clyde F. Rogers AND Margie M. Rogers

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

Southern Bank and Trust Company, Piedmont, S. C.

(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 one hundred seventy - six and 30/100 --- Dollars (\$ 1,176.30) due and payable in eighteen monthly installments of \$65.35 each, the first of said installments being due and payable on Oct. 8, 1969 and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 7% per centum per annum, to be paid: in advance

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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,

All those two certain lots or parcels of land which lie adjoining and constitute one tract of land containing 6.65 acres more or less in the aggregate lying and being in the Oaklawn Township, county and state aforesaid which have the following courses and distances according to plat made by John C. Smith, October 4, 1967, as follows:

BEGINNING at a point on the Jim Allen land in the southwestern corner of the 4.13 acres tract and running thence with Allen line N. 9 - 30 E. 460 feet to Iron Pin on Clyde Rogers line; thence with Rogers line S. 86-45 E. to Iron Pin; thence along joint line of the within conveyed two tracts S. 3 - 15 W. 283 feet to Iron Pin; thence S. 75-15 W. 559 feet to beginning corner. Bounded on North by Clyde Rogers and on the East by tract No. two and on the South by J. W. King property and on West by Jim Allen.

ALSO: A tract of two and fifty - two one hundredths (2.52) acres more or less described by said plat as follows:

BEGINNING at an Iron Pin on Clyde Rogers line; thence 86-45 E. 274.9 feet to Iron Pin on Eastview Baptist Church lot; thence S. 1 - 49 W 150 feet to Iron Pin thence with R. P. Harris line S. 3-27 W. 248.1 feet to point on King property line; thence N 86-45 W. 278 feet to Iron Pin; thence N. 3 - 15 E. 398 feet to beginning corner. Bounded on North by Clyde Rogers land, and on the East by Eastview Baptist Church and R. P. Harris and on the South by King property and on the West by lot above described.

This being the same two tracts of land conveyed to Clyde F. Rogers by James C. Harris by deed dated September 5, 1969, said deed recorded in the Office of RMC for Greenville County, simultaneously with this mortgage.

Together with all and singular rights, members, hereditaments, 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.

PAID IN FULL & SATISFIED, this 10 day of November 1970

Southern Bank and Trust Company

SATISFIED AND CANCELLED OF RECORD