

GREENVILLE, S. C.

AUG 11 11 00 AM '70

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1163 PAGE 93

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Ernest W. Greene and Gertrude P. Greene, are

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

Howard Rodgers

(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

Two Thousand and No/1000

Dollars (\$ 2,000.00) due and payable

Due and payable one (1) year from date

(8%)

with interest thereon from date at the rate of eight / per centum per annum, to be paid: annually

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, being a portion of Lot 15 of a subdivision known as Rodgers Valley Heights as is more fully shown on a plat prepared July 11, 1970, by Campbell and Clarkson and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Howell Road at corner of property of Ramsey and running thence with the line of said property, N. 21-28 E. 188 feet to an iron pin in the center of right-of-way for a telephone cable and running thence S. 85-49 W. 157.1 feet to an iron pin; running thence S. 67-36 W. 142.25 feet passing an iron pin set back 9 feet from Howell Circle; running thence with the curvature of Howell Circle, S. 50-22 E. 65.1 feet to a concrete monument on Howell Circle; running thence with Howell Circle, S. 68-32 E. 182 feet to the point of beginning; being the same property conveyed to us by the mortgagee herein by deed of even date to be recorded herewith.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage given this day to First Federal Savings and Loan Association of Greenville in the sum of \$13,150.00.

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.