

GREENVILLE CO. S. C.

Joyce Rogers
624 Euclid St
Rock Hill, S. C.

STATE OF SOUTH CAROLINA

SEP 9 11 23 AM '77

COUNTY OF GREENVILLE

W. S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1409 PAGE 544

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TOMMY W. ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOYCE W. ROGERS

(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 FOUR THOUSAND NINE HUNDRED SIXTY-SEVEN AND 18/100----- Dollars (\$4,967.18) due and payable

ONE YEAR FROM DATE WITH NO INTEREST UNTIL MATURITY AND WITH INTEREST AFTER MATURITY AT THE RATE OF EIGHT (8%) PERCENT PER ANNUM TO BE COMPUTED AND PAID MONTHLY AFTER MATURITY.

~~With interest thereon from date of the date of the note at the rate of 8% per annum~~

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, City of Greenville, being known and designated as Lot No. 95 on Plat of Coach Hills Subdivision, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4 X, Page 36, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Hitching Post Lane, joint front corner Lots 94 and 95; and running thence S. 55-24 W. 154.14 feet to an iron pin, joint rear corner Lots 94 and 95; thence S. 26-23 E. 98.78 feet to an iron pin on Dawnwood Drive; thence along Dawnwood Drive N. 65-47 E. 125.52 feet to an iron pin; thence around the curve of the intersection of Dawnwood Drive and Hitching Post Lane N. 20-48 E. 35.36 feet to an iron pin on Hitching Post Lane; thence along Hitching Post Lane N. 24-12 W. 74.33 feet to an iron pin, the point of beginning.

This is the identical property conveyed to Tommy W. Rogers and Joyce W. Rogers by deed of W. N. Leslie, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1016 at page 885 on April 16, 1975. Furthermore, a subsequent deed was recorded in the R.M.C. Office for Greenville County in Deed Book 1064 at page 438 on Sept. 9, 1977 whereby Joyce W. Rogers conveyed her one-half undivided interest in the above described property to Tommy W. Rogers.

RECORDED
TAX
PB. 11218
202.00

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.

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