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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 16th day of May, 19 79, by Don R. Rogers and Mary Ann G. Rogers hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Fifteen Thousand Six Hundred Ten & No/100 (\$ 15,610.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Two Hundred Twenty-Eight and 49/100 (\$ 228.49) Dollars each, the first instalment being due June 15, 19 79, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, situate, lying and being just below the Town of Piedmont, South Carolina, being known and designated as Lot No. 75 and Lot No. 76 of a subdivision known as Monticello Estates and a portion of the Bessie O. Thompson property, as shown on a plat of Property of Don R. Rogers and Mary Ann Rogers prepared by Freeland & Associates, RLS, on August 9, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6T, at Page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an ipp on North Monticello Road, joint front corner of Lots 74 and 75 and running thence along the lines of said lots N. 19-40 E. 269 feet to an ipp; thence along the line of Bessie O. Thompson property S. 70-20 E. 166.52 feet to an ipp; thence along the line of Lot 77 S. 19-40 W. 269 feet to an ipp on North Monticello Road; thence running with North Monticello Road N. 70-20 W. 166.52 feet to ipp, the point of beginning.

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This is the same property conveyed to the Mortgagors herein by deed of Bessie O. Thompson dated June 19, 1978, recorded in the RMC Office for Greenville County in Deed Book 1081, at Page 710; by deed of George A. and Louise H. Lucas dated June 19, 1978, recorded in the RMC Office for Greenville County in Deed Book 1081, at Page 711; and by deed of James R. and Betty L. Owens dated June 19, 1978, recorded in the RMC Office for Greenville County in Deed Book 1081, at Page 712.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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