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30 € (L.JUZ MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE 44

TO ALL WHOM THESE PRESENTS MAY CONCERN: PURCHASE MONEY MORTGAGE

WHEREAS,

e, FRANK O. ROGERS and SONYA M. ROGERS

thereinafter referred to as Mortgagor) is well and truly indebted unto

COTHRAN & DARBY BUILDERS, 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

Sixty Eight Thousand Five Hundred and no/100 ------

Dollars (\$ 68,500.00) due and payable

as set forth in said note

with interest Abexeen faxo

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NAMES AND A SECOND PROPERTY OF THE PROPERTY OF

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, on the southerly side of Sugar Creek Lane, near the City of Greenville, South Carolina, and being designated as Lot No. 8 of Map No. 7, Sugar Creek, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 7C, Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sugar Creek Lane, joint front corner of Lots 7 and 8 and running thence along the common line of said lots S. 10-58-20 E. 144.45 feet to an iron pin; thence N. 83-32-41 W. 78.31 feet to an iron pin, joint rear corner of Lots 8 and 9; thence along the common line of said lots N. 8-15-29 E. 150 feet to an iron pin on the southerly side of Sugar Creek Lane; thence along said Lane S. 80-23 E. 33.21 feet to an iron pin; thence S. 79-01-40 E. 52 feet to an iron pin, joint front corner of Lots 7 and 8, the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee herein of even date herewith to be recorded.

If all or any part of the above described property or an interest therein is sold or transferred by the mortgagors without mortgagee's prior written consent, the mortgagee, at its option, may declare the entire debt immediately due and payable.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 fixtures and epipment, other than the usual household furnitive, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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Control of the Albert Advantage