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MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. Curtis Rogers and Deborah F. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Hoyt Rogers

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WHEREAS, the Mortgagor may bereafter 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 accounts by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Carolins, County of Greenville, in the City of Greenville, being known and designated as Lot No. 12 of a Revision of a portion of Croftstone Acres, Section E, according to a plat recorded in the R.M.C. Office for Greenville County, in Plat Book Y, at page 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Inglewood Drive (formerly Olwell Avenue) joint front corner Lots Nos. 11 and 12, said pin being 187.2 feet in an easterly direction from the intersection of Summit Drive and Inglewood Drive, and running thence with Inglewood Drive, N. 43-40 E. 80 feet to an iron pin, joint corner of Lots Nos. 12 and 13; thence N. 46-20 W. 138.6 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence S. 54-51 W. 81.4 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence S. 46-20 E. 155 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by Deed from Josephine Taggart to be recorded herewith.

Together with all and singular rights, members, beritaments, 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 thereform, 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 hors, successors and assigns, forever.

The Mortgagor coverants 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 encumbed the same, and that the premises are free and clear of all liens and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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