

GREENVILLE, S.C.

DEC 22 4 31 PM '82

JOHN T. TANNERSLEY

GREENVILLE, S.C. FILED
FEB 11 1 23 PM '83
MORTGAGE
R.M.C.

BOOK 1594 PAGE 544

BOOK 1589 PAGE 864

THIS MORTGAGE is made this 22nd day of December 19.82, between the Mortgagor, Tom B. Rogers and Debra C. Rogers (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six-one Thousand Seven Hundred and no/100 (61,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 90, according to a plat entitled, "Heritage Lakes Subdivision," by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 19. Reference is hereby made to said plat for a metes and bounds description.

THIS being a portion of the same property conveyed to the Mortgagors herein by deed of W. N. Leslie, Inc., dated December 22, 1982, and recorded in the R.M.C. Office for Greenville County in Deed Book 1179 at Page 415 on December 22, 1982.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting said above-described property.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
DEC 22 1982
TAX \$ 24.69

which has the address of Lot 90 Heritage Lakes Simpsonville, S.C.,
(Street) (City)
South Carolina 29681 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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