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MORTGAGE

THIS MORTGAGE is made this 23rd day of November 1983 between the Mortgagor William D. Rodgers III (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 2008 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008

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 tract of land in Greenville County, State of South Carolina, being located on the northeasterly side of Woodside Road, and having, according to plat of survey for William D. Rodgers III, prepared by C. O. Riddle, R.L.S., dated May 5, 1983, recorded in the RMC Office for Greenville County in Plat Book 9-5 at Page 69, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on or near the center of the intersection of Woodside Road and county road, and running thence with the center line of said Woodside Road S. 68-35 E. 333.60 feet to a railroad spike new, which railroad spike is located S. 35-50 W. 17.66 feet from iron pin new on the northerly side of Woodside Road; thence with line of property of Ralph H. Rodgers, et al, N. 35-50 E. 810.77 feet to an iron pin new; thence with line of property now or formerly of Frank T. Neves S. 55-43 W. 950.46 feet to the beginning corner, passing over iron pin old 73.4 feet back on line, containing, according to said plat, 3.0 acres, more or less.

This being the same property as conveyed to the mortgagor by deed of Ralph H. Rodgers, et al by deed recorded May 13, 1983 in Deed Book 1188, Page 229, R. M. C. Office for Greenville County.

which has the address of Route 2, Box 147, Simpsonville, (City)
S. C. 29681 (State and Zip Code) (herein "Property Address");

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 seized 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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