

2 Kathryn Ct.
Greenville, SC 29605

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

VOL 1663 PAGE 975

WHEREAS, William A. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hazel T. and Albertus S. Everette

(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 Twelve thousand and no/100ths

Dollars (\$ 12,000.00) due and payable

with interest thereon from date at the rate of 13.00 per centum per annum, to be paid: according to said note.

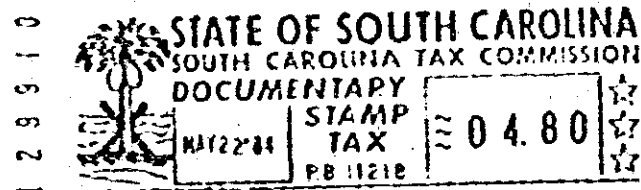
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, 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, Gantt Township, all those three lots designated as Lots 16, 17 and 18 on plat of Oakvale Terrace of record in the RMC Office for Greenville County, State of South Carolina, in Plat Book M, Page 151, and being more particularly described as follows:

BEGINNING at a point on Piedmont Highway, joint corners of Lots 15 and 16; thence S. 72-45 E. along the lines of Lots 15 and 21 to front corner of Lot 21 on Oakvale Drive; thence S. 18-30 W. 153 feet along Oakvale Drive to corner of Lot 19 on unnamed street; thence N. 88-30 W. along lines of Lots 19 and 18 on said unnamed street to corner of Lot 18 on Piedmont Highway; thence N. 18-30 E. 267 feet to point of beginning on Piedmont Highway; being the same property conveyed to A. S. Everette and Hazael T. Everette by their deed dated June 23, 1956, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 555, Page 447, less lots 19 and 20 Oakvale Drive heretofore deeded by W. R. Freeman and Ella Mae Freeman, deed recorded in Book 575, Page 473.

This being the same property conveyed to Mortgagor by deed of Hazel T. Everette dated May 11, 1984 and recorded in the RMC Office for Greenville County, South Carolina on May 11, 1984 in Deed Volume 1212 at Page 390.



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 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0975

1212-390

4.0001