26.300 1268 2006 23 1682 GREENVILLE CO. S. C.

Cor 1 2 44 PH 76

500 - 53 that 692

First Mortgage on Real Estate

DONNIE S. TANKERSLEY R. M.C. MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERNADO

J. W. Ogden end Janice G. Ogden (Lereinafter referred to as Mortgagor) SEND(S) GREETING:

(\$ 36,850.00 ----), as evidenced by the Mortgager's note of even date, hearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure in the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$500) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Carolina, County of Greenville, on the Eastern side of Raintree Lane, being known and designated as Lot No. 62 on a plat of Felhan Woods Subdivision, Section One, which plat is recorded in the R.M.C. Office of Greenville County, South Carolina in Flat Eook 4F at Fage 33, reference to said plat being hereby craved for the metes and bounds of said plat.

"In addition to and together with the monthly payments of principal and interest and the terms of the note secured hereby, the mortgagor promises to pay to the mortgages for the term of the quaranty policy the sume of 1/48th of 1% of the original amount of this loan in payment of the mortgage quaranty insurance covering this loan and on his failure to pay it, the mortgages may advance it for the mortgagor's amound and collect it as part of the debt secured by the mortgage."

"The mortgagors agree to maintain guaranty insurance in force until the loan balance reaches 75% or less of the original appraisal or sales price, whichever is less, and the mortgage may apply for mortgage guaranty insurance to comply with the above, through the mortgage guaranty insurance company insuring this loan, and that the mortgagor agrees to pay to the mortgagee, annually, as premium for such insurance 1/4 of 1% of the principal balance then existing."

The above described property is the same acquired by the "citgagors by deed from Walter J. Lyman recorded October 1, 1976.

4328 RV.2