First Mortgage on Real Estate

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Virgil 0. Rogers and

Carrie E. Rogers

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

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 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 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, Butler Township, shown and being designated as Lot 76 on plat of Merrifield Park, recorded in Plat Book 000 at Page 177 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Seabury Drive the shown frontage corner of Lot 75 and Lot 76 and running thence with line of Lot 75 N 19 E 180 feet to pin; thence S 71 E 110 feet to pin at rear corner of Lot 77; thence with line of Lot 77 S 19 W 180 feet to pin on Seabury Drive; thence with northern side of said drive N 71 W 110 feet to point of beginning.

Said premises being same conveyed to grantor by deed of W. N. Leslie, Inc. to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.