THIS MORTGAGE is made this and day of July between the Mortgagor, Frank I. Rodgers and Martha L. Rodgers

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and the Mortgagee, Farily Federal Savings & Ioan Association
organized and existing under the laws of United State of America
is \$3 Edwards Building, 600 M. Main St., Green, S. 7. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nenty Kine Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2000

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 therein "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: Chick Springs Township, near the City of Greer, being shown as Lot No. It and a portion of lot No. 5 on a plat of PIEISANT VIEW ACRES, recorded in Plat Book FF at page 365 and having the following metes and bounds:

HEGINATING at an iron pin on the east side of Northview Drive (formerly Earl Street) a new corner in center of Lot No. 5, and running thence as dividing line of said lot N. 80-24 E. 252 feet to an iron pin on line of lot No. 15; thence with the line of lots nos. 15 and 16, S. 2-00 W. 120 feet to an iron pin, corner of lot no. 17; thence as dividing line of lots nos. 3 and 4, S. 79-29 W. 225.5 feet to an iron pin on east side of Northview Drive; thence with the east side of said drive, N. 12-05 W. 80 feet to an iron pin, corner of lot no. 5; thence N. 9-37 W. 10 feet to the beginning corner.

This is that same property conveyed to mortgagors by deed from Eendel T. Hawkins dated this date and to be recorded in R.Y.C. Office for said County and State.

Subject to all easements and rights of way of record.



To Have and the land unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter crected 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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Uniform Covenants, Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Bearower shall promptly pay when due the principal of sud-interest on the indebtedness exidenced by the Note, prepayment and late charges as provided in the Note, and the principal of sud-interest on any Future Advances secured by this Mentgage.