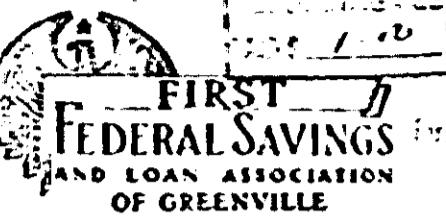


FILED
GREENVILLE CO. S.C.
JULY 2 1975
OLLIE FARNWORTH
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JULY 1 1975
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE, S.C.

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

WARREN B. ROGERS AND ALYNE M. ROGERS

MORTGAGE OF REAL ESTATE

February 21, 1975

Warren B. Rogers

20397

Plaza Apartments

(hereinafter referred to as Mortgagor) SENDS GREETINGS

WHEREAS the Mortgagor is well and truly informed unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE SOUTH CAROLINA (hereinafter referred to as Mortgagor) in the full and just sum of

Seventy-five Hundred - - - - - \$ 7500.00

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be paid with interest at the rate

therein specified in installments of Sixty-two and 74/100 - - - - - \$ 62.74
Dollars each on the first day of each month thereafter in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balance, and then to the payment of principal, until the last payment of the same paid or to be due and payable, 20 years from date, and

WHEREAS said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagor, or any regulations set out in the mortgage, the same which can reasonably stand, all the rights of the holder thereof for the immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any other action given to secure same, for the purpose of collecting said principal due and interest with costs and expenses the same proceeding, and

WHEREAS the Mortgagor may thereafter become indebted to the Mortgagor for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs or for any other purpose.

NOW, KNOW ALL MEN: That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sum which may be advanced to the Mortgagor by the Mortgagor's account and also in consideration of the sum of Three Dollars (\$3.00) the Mortgagor will and truly pays by the Mortgagor to the holder the holding of these presents, the sum of one thousand twenty dollars and no cents, the principal sum and interest, and by these presents does grant, bargain, sell and convey unto the Mortgagor its successors and assigns the following described real estate: