Mortgagee's Address: 105 Sugar Creek Road
Greer, S. C. 29651

#5723
MORTGAGE OF REAL ESTATE—Offices of HILL, WYATT & BANNISTER, Attorneys at Law, Greenville, S. C.

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MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PURCHASE MONEY MORTGAGE

BOOK 71 PAGE 424

WHEREAS, we, FRANK C. ROGERS and SONYA M. ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

COTHRAN & DARBY BUILDERS, INC.

(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 Sixty Eight Thousand Five Hundred and no/100 ---------- Dollars ($ 68,500.00) due and payable

as set forth in said note ... iron pin on the southerly side of Sugar Creek Lane; thence along said line S. 80-23 E. 33.21 feet to an iron pin; thence S. 79-01-40 E. 52 feet to an iron pin, joint front corner of Lots 7 and 8, the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of the mortgagee herein of even date herewith to be recorded.

If all or any part of the above described property or an interest therein is sold or transferred by the mortgagors without mortgagee's prior written consent, the mortgagee, at its option, may declare the entire debt immediately due and payable.

Paid in full this 15 day of July 1980
Cotham & Darby Builders, Inc.
By: [signature]
Witness: [signature]

2492

Hill, Wyatt & Bannister

FILED
GREENVILLE CO. S. C.
JUL 22 10 18 AM '80
R.M.C.

JUL 28 1980

Cancelled
Dennis J. Zaborsky
RMC

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises 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 mentioned 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.