

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1112 PAGE 309

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. M. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank of Greenville, South Carolina, its successors and assigns, forever,

(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 -----

Thirty thousand and no/100-----Dollars (\$ 30,000.00) due and payable Three hundred forty-eight and 33/100 Dollars (\$348.33) on the 10th day of each and every month hereafter until paid in full, payments commencing January 10, 1969, payment to be applied first to interest, balance to principal,

with interest thereon from date at the rate of seven per centum per annum, to be paid: monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee 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, in Gantt Township, south of the White Horse Road and being more fully described as follows, to-wit:

BEGINNING at an iron pin, said iron pin being situate on Lakeview Drive, 315 feet northwest of the intersection of Lakeview Drive and a county road and being the joint corners of land now owned by Lillie M. Propes and Angus D. Propes, Jr., the land previously conveyed by Lillie M. Propes and Angus D. Propes, Jr. as will appear by reference to the deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 532 at page 408; and running thence along the line of said property S30-45W 100 feet to an iron pin; thence S62-30E 105 feet to an iron pin; thence S30-45W 421 feet, more or less, to the northern line of property now or formerly owned by E. J. Long; and running thence with the line of such property N67-05 W 210 feet to a point; thence N30-45E 521 feet, more or less, to the south side of Lakeview Drive; thence with the south side of Lakeview Drive S65-50E 105 feet to the point of BEGINNING.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 provided 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.

DEC 16 1968
4:25 P.M.
R.M.C.

REGISTERED
12-10-01 # 112658 Lt Bk 244-167
REGISTER OF DEEDS