

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

21 5 02 PM '77 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bob Rogers and Josie M. Galloway

(hereinafter referred to as Mortgagor) is well and truly indebted unto James C. McCauley

(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 Twenty Thousand and no/100-----

Dollars (\$ 20,000.00) due and payable

interest only for the first five years, then complete balance due six (6) years from date,

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: quarterly

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, situate on the northern side of Hall Road, near Paris Mountain Road, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the lot conveyed to F.A. Capp by Martha R. Bryant, and running thence N.52-00 E. 90.42 feet to a stake at the northwest corner of said property; thence S.59-3/4 E. 75 feet to a stake; thence S.52-00 W. 90.42 feet, more or less, to a stake on Hall Road; thence with the northern side of Hall Road, N.59-3/4 W. 75 feet to the point of beginning. This being the same property conveyed to James C. McCauley by deed recorded in Deed Book 802 at Page 198 .

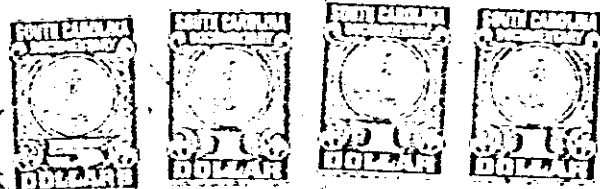
ALSO ALL three parcels or lot of land in Chick Springs Township, Greenville County State of South Carolina, situate on the western side of Paris Mountain Road and described as follows:

BEGINNING at a stake on the northwestern side of Paris Mountain Road and running thence N.52-00 E. 90.42 feet to a stake; thence N.59-3/4 W. 80 feet to a stake; thence S.52-00 W. 90.42 feet to a stake on Hall Road; thence S.59-3/4 E. 80 feet to the beginning point and being the same property conveyed to James C. McCauley by deed recorded in Deed Book 756 at Page 148.

BEGINNING at the corner of lot above mentioned and running thence in a westerly direction 91 feet to an iron pin; thence N.31-07 feet to an iron pin; thence in a easterly direction 91.5 feet to the beginning corner and being triangular in shape, also recorded in Deed Book 756 at Page 148.

BEGINNING at a point in the center of Hall Road at the intersection of Hall Road and State Park Road and running thence with the center of Hall Road N.25-00 W. 127 feet to an iron pin; thence continuing N.37-40 W. 112 feet to nail cap in line of property of H. Claude McCauley; thence with the line of said property S.58-00 E. 228.1 feet to a pin on the northwestern side of State Park Road; thence with said road S.54-00 W. 107.6 feet to the point of beginning. This is also the same property conveyed to James C. McCauley by deed recorded in Deed Book 756 at Page 148.

This conveyance is subject to all restrictions, set back lines, roadways, easements and rights-of-way, if any, appearing of record, on the plat or or the premises which affect the property hereinabove described.



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.

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