

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leroy Wells, Jr. and Frances B. Wells

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

Clyde F. Rogers and Margie M. Rogers

(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

Three Thousand Five Hundred and No/100

Dollars (\$ 3,500.00 ) due and payable

Payable at the rate of \$50.00 monthly with the first payment falling due on the 1st day of August, 1970 and continuing due on the 1st day of each month thereafter until paid in full.

with interest thereon from date at the rate of 1 per centum per annum, to be paid: in advance

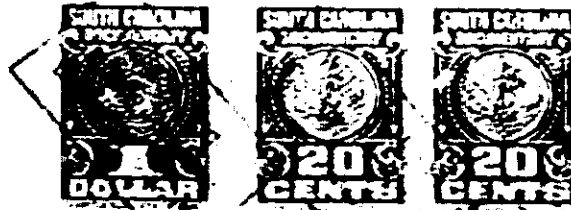
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagee 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, containing 49/100 of an acre, more or less, and having the following courses and distances, to wit:

BEGINNING at an iron pin on the East side of the Old Piedmont-Pelzer Road 160 feet from the line of John T. Turner, thence in a northerly or northeasterly direction 250 feet to an iron pin (new corner) in ditch; thence following the center of ditch 85 feet to an iron pin, new corner; thence in a southwesterly direction 250 feet to the center of said road; thence following the center of said road 85 feet to the beginning corner.

This being the same property as conveyed to Clyde F. Rogers and Margie M. Rogers by deed dated February 20, 1970, and recorded in Office of RMC for Greenville County in Book 885, page 432.



Together with all and singular rights, members, hereditaments, 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.