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GENERAL OFFICE S. C.  
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DONNA HARRISLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1979, between the Mortgagor, David K. Rogers and Barbara N. Rogers, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

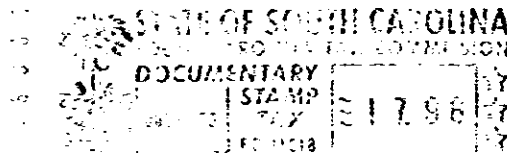
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand Nine Hundred and No/100 (\$44,900) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Town of Fountain Inn, on the Eastern side of Garrett Street and shown and designated as Lots 25 and 26 on a plat of the property of W. H. Phillips and W. E. Harrison, recorded in the RMC Office for Greenville County in Plat Book FF, Pages 52 and 53 and having in the aggregate the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Garrett Street, at the joint front corners of Lots 24 and 25 and running thence with the joint line of said Lots, S. 80-30 E., 193 feet to an iron pin; thence along the rear line of Lot 38, N. 9-00 E. 100 feet to an iron pin; thence along the rear line of Lots 26 and 37 N. 8-30 E., 100 feet to an iron pin at the joint corners of Lots 26 and 27; thence with the joint line of said Lots 80-30 W., 187 feet to an iron pin on the eastern side of Garrett Street; thence with the side of said street, S. 11-00 W., 100 feet to an iron pin at the front corners of Lots 26 and 25; thence S. 9-00 W., 100 feet to an iron pin at the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Philip C. Sheppard and Margaret R. Sheppard of even date to be recorded herewith.



which has the address of 302 Garrett Street Fountain Inn, S. C. 29644 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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