

Mortgagee's Address: P.O. Box 3028, Greenville, S.C. 29602

BOOK 1593 PAGE 992

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
FEB 7 11 43 AM '83
JOHN S. FANKERSLEY, JR.

WHEREAS, Howard M. Rogers, Jr. and Diane K. Rogers

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company

(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 Seven Thousand and no/100 Dollars, due and payable 7,000.00

as per the terms of that note dated February 7, 1983

with interest thereon from date at the rate of 16% per centum per annum, to be paid:

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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as Lot 11 of Hampshire Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-R, Page 44, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Newport Drive, joint front corner of Lots 10 and 11 and running thence with the common line of said lots S. 23-26 E. 215 feet to an iron pin; thence N. 66-34 E. 120 feet to an iron pin; thence N. 23-26 W. 215 feet to an iron pin on Newport Drive; thence on Newport Drive S. 66-34 W. 120 feet to the point of beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Leon Moody as recorded in Deed Book 979 at Page 14 on July 13, 1973.

THIS IS A SECOND MORTGAGE

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
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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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