MORTCAGE OF REAL ESTATE WAR FEW ALAS WELL, Althousys & Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH

R. M. C.: MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

James E. Rogers

thereinafter referred to as Mortgagor) is well and truly indebted unto Mm. Goldsmith Co.

WITHIN 150 days from date or when Lot 83, Mapleton Drive, is sold, whichever occurs first,

with interest thereon from

te at the rate of

per centum per annum, to be paid:

at maturity

.. 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 scaling 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, on the northwestern side of Mapleton Drive, being known and designated as Lot No. 83, as shown on a Plat of Pine Forest, made by Dalton & Neves, August, 1959, andrecorded in the R. M. C. Office for Greenville County, in Plat Book "QQ", at Pages 106 and 107, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Mapleton Drive, at the joint front corner of Lots 82 and 83, and running thence along the common line of said Lots N. 26-30 W. 138 feet to an iron pin; thence running N. 63-30 E. 100 feet to an iron pin at the joint rear corner of Lots 83 and 84; thence with the common line of said Lots S. 26-30 E. 138 feet to an iron pin on the northwestern side of Mapleton Drive; thence with the line of said Mapleton Drive S. 63-30 W. 100 feet to the point of beginning.

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