

MORTGAGE.

AUG 9 3 12 PM '74

DONNIE S. TANKERSLEY
R.H.C.

State of South Carolina,
County of Greenville.

To All Whom These Presents May Concern

JOHN A. ROGGY and MARGARET T. ROGGY

hereinafter spoken of as the Mortgagor send greeting.

Whereas JOHN A. ROGGY and MARGARET T. ROGGY

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of THIRTY ONE THOUSAND THREE HUNDRED and NO/100 Dollars

(\$ 31,300.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain note or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Thirty One Thousand Three Hundred and No/100 Dollars (\$ 31,300.00)

with interest thereon from the date hereof at the rate of 7 per centum per annum, said interest to be paid on the 1st day of October 19 74 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of October 1974, and on the 1st day of each month thereafter the sum of \$ 208.24 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of August 2004, 10x, and the balance of said principal sum to be due and payable on the 1st day of September 2004, 10x; the aforesaid monthly payments of \$ 208.24 each are to be applied first to interest at the rate of 7 per centum per annum on the principal sum of \$ 31,300 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said note and for the better securing the payment of the said sum of money mentioned in the condition of the said note with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Mauldin, State of South Carolina, being known and designated as Lot No. 127, Forrester Woods, Section II, as property of John A. Roggy and Margaret T. Roggy, as prepared by Stan Jones on July 30, 1974, and having according to said plat the following metes and bounds, to-wit; recorded Plat Book 4X, page 64:

BEGINNING at an iron pin, the joint front corner of Lots 127 and 130, said iron pin being on the northwesterly side of Crepe Myrtle Court; running thence with the common line of said Lots N 78-47 W 130 feet to an iron pin, the joint rear corner of said Lot; turning and running thence with the common line of Lots 127 and 128 N 11-13 E 110 feet to the joint rear corner of Lots 128, 127, 126 and 125; turning and running thence with the common line of Lots 126 and 127 S 78-47 E 150 feet to an iron pin, the joint front corner of Lots 126 and 127, said iron pin being on the northwesterly side of Crepe Myrtle Court; turning and running thence with the northwesterly side of Crepe Myrtle Court S 11-13 W 110 feet to an iron pin, the point of beginning.

ALSO included herein is all wall to wall carpeting installed in said premises, it being the intention of the parties hereto that said carpeting shall constitute a part of the real estate.



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