

MORTGAGE

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FILED
OCT 3 1980
S.C.

THIS MORTGAGE is made this 1st day of October, 1980, between the Mortgagor, Frederick D. Rogoff and Kathryn A. Rogoff (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

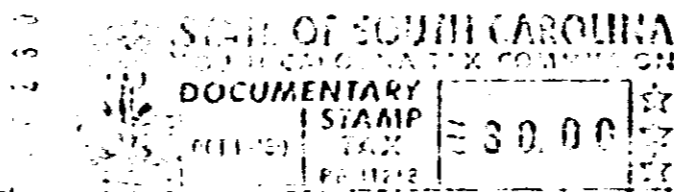
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Five Thousand and no/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

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 piece, parcel, or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 63, Section F, Gower Estates, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, Page 99, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwestern side of Aldridge Drive at the joint front corner of Lots Nos. 62 and 63, and running thence with the joint lines of Lots Nos. 62, 63, 72, and 71, S 62-13 W 276.2 feet to an iron pin in the joint rear corner of Lots Nos. 63 and 68 in the line of Lot No. 71; thence with the joint rear line of Lots Nos. 63 and 68, S 39-18 E 125 feet to an iron pin in the joint rear corner of said lots in the line of Lot No. 66; thence with the joint line of Lots No. 63 and 66, N 50-42 E 40 feet to an iron pin in the joint rear corner of Lots No. 66 and 64 in the line of Lot No. 63; thence with the joint line of Lots Nos. 63 and 64, N 62-04 E 196.2 feet to an iron pin in the joint front corner of said lots on the southwestern side of Aldridge Drive; thence with the southwestern side of Aldridge Drive, N 19-54 W 115 feet to the point of beginning.

BEING the same conveyed to the mortgagors by deed of JOANN S. DURITZO, to be recorded herewith.



which has the address of 111 Aldridge Drive, Greenville, South Carolina 29607

(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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