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GREENVILLE CO. S. C.
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Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 30th day of October 1980, between the Mortgagor, George F. Rogers (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 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, 2000.

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 of Circle Drive, as shown on plat of Section 1, Chick Springs, said plat being of record in the Office of the R.M.C. in Plat Book TTT, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Hill Street, joint front corners of Lots 2 and 3 and running thence down the back line of said Lots, N. 11-35 W. 111.1 feet to an iron pin; running thence S. 64-10 W. 75.0 feet to an iron pin at the joint rear corner of Lots 1 and 2; running thence down the joint line of said Lots S. 21-24 E. 98.75 feet to an iron pin on the northern side of Hill Street; running thence down the northern side of Hill Street N. 74-04 E. 56 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

DERIVATION: See Deed of Frank McGowan, Jr., as Master in Equity for Greenville County, dated July 9, 1980, and recorded in Deed Book 1128, at Page 852. Also Deed of Family Federal Savings & Loan Association dated October 30, 1980, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
OCT 30 1980

SC010
OCT 31 1980
SC02

which has the address of 28 Circle Street, Taylors, South Carolina 29687 (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 seised 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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