Metagege At. S. Box 536, Aremille, S. C. 27669

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

3 19 117 to all whom these presents may concern:

BONNIE S. TANKERSLEY R.M.C.

WHEREAS. CLAUDE R. ROGERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES C. McCAULEY

Dollars (\$ 4,500.00) due and payable

October 11, 1979. That no interest for the first calendar year and interest from October 11, 1978 until October 11, 1979, being at the rate of nine per cent (9%) annually.

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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:

O: (a) "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 Paris Mountain Farms, recorded in Plat Book N at Page 13, and being more particularly described as follows:

BEGINNING at an iron pin on the northwestern side of Paris Mountain Road, at the joint front corner of Lots 1 and 2, and running thence with line of Lot 2, N. 41-30 W. 157 feet to pin; thence S. 3-45 W. 243 feet to pin on the northwestern side of Paris Mountain Road; thence along the northwestern side of Paris Mountain Road, N. 38-35 E. 94.5 feet to point; thence continuing with the northwestern side of said Road, N. 48-30 E. 78 feet to the beginning corner.

Derivation: James C. McCauley and Alma B. McCauley, Deed Book 1064, Page 716, recorded Oct 13, 1977.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
PB.11218

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P.B.11218

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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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