

NOV 12 04 PM '81
DONNIE BANKERSLEY
R.M.C.

BOOK 1556 PAGE 805

MORTGAGE

THIS MORTGAGE is made this 30th day of October, 1981, between the Mortgagor, William L. Rogers and Jean O. Rogers (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

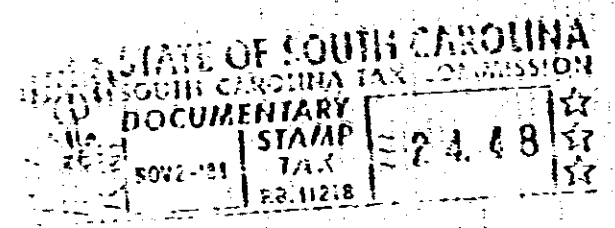
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-one thousand two hundred and no/100 (61,200.00) dollars, which indebtedness is evidenced by Borrower's note dated November 1, 2011, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2011;

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 State of South Carolina, County of Greenville, City of Mauldin, known and designated as Lot 69 and part Lot 68 on plat of Section 7 FORRESTER WOODS and recorded in the RMC Office for Greenville County in Plat Book P at pages 21 and 22; and by a more recent plat entitled "Property of William L. Rogers and Jean O. Rogers," prepared by R.B. Bruce, RLS 1952, on October 29, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-W at page 144; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Pigeon Point and running thence through Lot 68, S. 76-13 E. 143.2 feet to an iron pin on Miller Road; thence to an old iron pin S. 13-26 W. 10 feet to an iron pin; thence continuing S. 13-26 W. 100.0 feet to an iron pin; thence turning and running along the common line of Lots 69 and 70, N. 72-16 W. 145.5 feet to the iron pin on Pigeon Point; thence running along said Pigeon Point, N. 14-31 E. 100.0 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Danco, Inc., to be recorded of even date herewith.



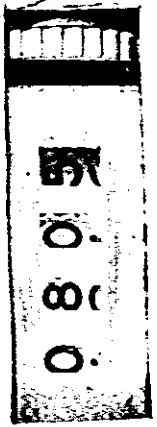
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which has the address of 107 Pigeon Point, Forrester Woods S/D, Greenville, South Carolina (herein "Property Address");
(Street) (City)
(State and Zip Code)

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.

4.00CD



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