



BOOK 47 PAGE 558

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 15 1974

MORTGAGE OF REAL ESTATE

BOOK 1304 PAGE 373

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Thomas L. Rogers & Evelyn P. Rogers**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

**Southern Discount Co
Mauldin Square
Mauldin, SC**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage

Dollars \$ 2310.00

Two thousand three hundred and ten 00/100

MAY 10 1977

James S. James

James S. James

30519

Interest thereon from date at the rate of 7%

per annum

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such other sums as may be advanced to the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid sum of money, and other and further sums for which the Mortgagor may be indebted to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) advanced to the Mortgagor by the Mortgagee as and before the sealing and delivery of these presents, the Mortgagor has granted, sold and released, and by these presents does grant, bargain, sell and convey unto the Mortgagee, its heirs, successors and assigns, all that certain piece, parcel or lot of land, with all improvements thereon, being in the State of South Carolina, County of Greenville

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All that piece, parcel or lot of land, with all improvements thereon, or hereafter to be construction thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of the Frontage Road of U.S. Highway No. 276, in the Town of Simpsonville, being shown and designated as Lot No. 54 on plat of BRENTWOOD, Section 1, made by Piedmont Engineers and Architects, dated February 15, 1972, recorded in the REC Office for Greenville County, South Carolina in Plat Book 4-N, page 32, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south and western side of a Frontage Road of U.S. Highway No. 276 at the joint front corners of Lots Nos. 54 and 55 and running thence along the common line of said lots, S. 54-00 W., 160 feet to an iron pin; thence S. 41-10 E., 110.5 feet to an iron pin at the joint rear corners of Lots Nos. 55 and 54; thence along the common line of said lots, N 54-00 E., 150 feet to an iron pin on Frontage Road; thence along the Southwestern

Grantees agrees to pay Town of Simpsonville and County of Greenville property taxes for the tax year 1973 and subsequent years.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereon, 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 such 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 Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

GREENVILLE, S.C.
MAY 10 9 23 AM '77
COUNTY CLERK

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