

27411 DM^c LH
 Orion T. & Mary T. Rhodes
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 498.3-1-30

FILM
 GREENVILLE CO. S. C.
MORTGAGE
 JAN 27 PM '81
 SONNIE S. TANKERSLEY
 R.M.C.

BOOK 1530 PAGE 55

THIS MORTGAGE is made this 14th day of January 1981 between the Mortgagor, Orion T. Rhodes and Mary T. Rhodes (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the state of South Carolina, whose address is Post Office Box 10148, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Four Thousand and no/100ths (\$34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 certain piece, parcel or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, situate on the southeastern side of Jennifer Court and on the southwestern side of Stephanie Street being shown as Lot No. 9 and Lot No. 10 on a plat of Sylvan Manor Subdivision, dated May 16, 1972, prepared by Campbell and Clarkson, Surveyors, Incorporated, recorded in Plat Book 4-R at Page 33 in the RMC Office for Greenville County and also being shown on a plat of Orion T. Rhodes and Mary T. Rhodes prepared by Gould & Associates, dated May 28, 1980 and recorded in Plat Book 8-A at Page 33 in the RMC Office for Greenville County, reference being made to said latter plat for the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Jennifer Court at the joint front corner of lot 8 and lot 9 and running thence with Jennifer Court the following courses and distances: N 6-45 W 53.8 feet, N 11-07 W 35 feet, N 1-30 E 56.5 feet, N 43-44 E 57 feet, N 60-43 E 69.6 feet and N 65-46 E 106.2 feet to an iron pin; thence S 62-41 E 34.7 feet to an iron pin on the southwestern side of Stephanie Street; thence with Stephanie Street S 24-26 E 50 feet to an iron pin; thence still with said street S 31 - 51 E 104.2 feet to an iron pin at the joint front corner of Lot 10 and Lot 11; thence with Lot 11 S 29-18 W 192.7 feet to an iron pin at the joint rear corner of Lots 7, 8, 9, 10 and 11; thence with Lot 8 N 74-39 W 203.9 feet to the point of beginning. This being the same property conveyed to Mortgagor by deed of Donald E. Brandt, et al recorded on June 24, 1980 in Deed Book 1127 at Pages 986, 987 and 988 in the Office of the RMC for Greenville County.

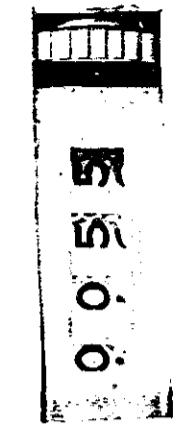
which has the address of Stephanie Street Greenville South Carolina (herein "Property Address");

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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