MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Alvin T. Dallas and Shirley S. Dallas

(hereinaster referred to as Mortgagor) is well and truly indebted unto Leila Rhodes

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Thousand and no/100------

Dollars (\$ 20,000.00) due and payable

in 48 monthly payments of Three Hundred \$300.00) Dollars each commencing on December 10, 1978, and due and payable on or before the 10th day of each and every month thereafter, with a final payment in the amount of Ten Thisami Six Hundred Eight and 34/100 (\$10,603.34) Dollars due and payable within sixty (60) days of the last montly payment. Principal and interest not to exceed \$27,000.00 Dollars with interest thereon from this date at the rate of eight (8%) per centum per annum, to be paid: to Leila Rhodes, 200 Depot Street, Westminister, SC 29693

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, the Mortgagee's heirs, successors and assigns:

"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, in Gantt Township, on the White Horse Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the White Horse Road, and running thence S. 36-41 E. 100 feet to an iron pin; thence S. 43-50 W. 135.0 feet to an iron pin; thence N. 36-41 W. 100 feet to an iron pin; thence N. 43-50 E. 135.0 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors herein by deed of Leila Rhodes (also known as Lelar Rhodes) dated November 13, 1978, recorded in Book _____ at Page ____ on November _____, 1973.

Mortgagee agrees to give mortgagors a ten (10) day payment grace period.

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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 is 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 whomsoever lawfully claiming the same or any part thereof.

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