

Mortgagee, (2) the Debtor has no liability to the Mortgagee, and (3) the Mortgagee has not agreed to make any future advance or advances to the Debtor; and also in consideration of the further sum of Three (\$3.00) Dollars 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, the undersigned Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Bridgewood Avenue in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot 12 on plat entitled "Plat of Forest Hills", which plat is recorded in the RMC Office for Greenville County, S.C., in Plat Book BBB at Page 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 11 and 12 on the southeastern side of Bridgewood Avenue and running thence S. 36-44 E. 175 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence with the common line of Lots 5 and 12, S. 53-16 W. 100 feet to an iron pin at the joint rear corner of Lots 12 and 13; thence with the common line of Lots 12 and 13, N. 36-44 W. 175 feet to an iron pin on the southeastern side of Bridgewood Avenue; thence with the southeastern side of Bridgewood Avenue N. 53-16 E. 100 feet to an iron pin, the point of beginning.

This being the same property conveyed to Patrick J. Rodrigue and Susan L. Rodrigue by deed of John E. Earley and Pamela C. Earley recorded October 10, 1979, in the RMC Office for Greenville County, S.C., in Deed Book 1113 at Page 367.

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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 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 whomsoever lawfully claiming the same or any part thereof.