

GREENVILLE S.C.
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JONAS
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MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1983, between the Mortgagor, James D. Rhodes, Jr. and Susanne B. Rhodes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and No/100ths (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 1983 (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 12, 1984.....;

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 on the southeastern side of Bendingwood Circle in Greenville County, South Carolina, being known as Lot No. 12 as shown on plat entitled "Northwood, Section 3" made by Piedmont Surveyors, dated May 26, 1983 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-F at Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on the southeastern side of Bendingwood Circle at the joint front corner of Lots 12 and 11 and running thence with the common line of said lots, S. 83-14-54 E. 174.49 feet to an iron pin; thence S. 82-58-55 E. 83.05 feet to an iron pin at the joint rear corner of Lots 12 and 10; thence with the creek as the line, having the following traverses, S. 4-58-03 E. 43 feet and S. 45-41-51 W. 86 feet to a point at the joint rear corner of Lots 12 and 13; thence with the common line of said lots, N. 73-00 W. 223.83 feet to an iron pin on the southeastern side of Bendingwood Circle; thence with the southeastern side of Bendingwood Circle, N. 18-50 E. 23.15 feet to a point and N. 10-38 E. 46.85 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to James D. Rhodes, Jr. and Susanne B. Rhodes by deed of Balentine Brothers Builders, Inc. recorded July 27, 1983 in Deed Book 1193 at page 1134.

which has the address of Lot 12, Bendingwood Circle, Taylors, SC 29687
(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 seized 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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