

v. Mortgagee's mailing address: 301 College Street, Greenville, S.C. 29601

FILED
GREENVILLE CO. S.C.
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DONNERSLEY
R.M.C.

BOOK 1497 PAGE 227

MORTGAGE

THIS MORTGAGE is made this 5th day of March, 1980, between the Mortgagor, E. Burton Rhodes and Shelby Jean Rhodes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Twenty Five Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 5, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.....;

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 lot of land lying situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot 122 on a plat entitled "Section 1 and 2 Western Hills," being recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 98 and 99 and being further shown on a plat entitled "Property of E. Burton Rhodes and Shelby Jean Rhodes" dated March 4, 1980, and recorded in the R.M.C. Office for Greenville County in Plat Book 7-W at Page / and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Alice Farr Drive at the joint front corner with Lot 123 and running thence along the joint line with Lot 123 N. 58-05 E. 251.3 feet to an iron pin at the joint rear corner with Lot 123; thence running S. 39-43 E. 140 feet to an iron pin at the joint rear corner with Lot 121; continuing thence along the joint line with Lot 121 S. 66-10 W. 279.0 feet to an iron pin at the joint front corner with Lot 121 on the eastern side of Alice Farr Drive; thence running along the eastern side of Alice Farr Drive N. 35-01 W. 27.9 feet to an iron pin; thence continuing along the eastern side of Alice Farr Drive N. 26-01 W. 72.0 feet to an iron pin at the joint front corner with Lot 123, being the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Mamie M. Trammell dated March 5, 1980, and to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENT NO. 10212
MARCH 10 1980

which has the address of 110 Alice Farr Drive, Greenville,
(Street) (City)
South Carolina 29611 (herein "Property Address");
(State and Zip Code)

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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