

GREENVILLE CO.
JUL 18 3 37 PM '79
DONALD E. TANNERSLEY
R.M.C.

VOL 1473 PAGE 957

MORTGAGE

THIS MORTGAGE is made this 18 day of July 19 79 between the Mortgagor, Donald Edward Rhodes (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVING AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

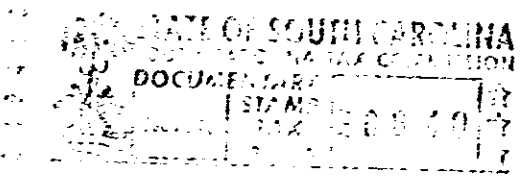
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004.

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 with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, on the northeast side of Craig Street, being shown as the northeastern portion of Lot 3 on a plat of property of Mrs. Mayo Abercrombie prepared by W. M. Nash, RLS, December 4, 1935 and recorded in the RMC Office for Greenville County in Plat Book T, Page 420 and having according to a more recent plat and survey of the property prepared by Piedmont Engineering Company dated August 18, 1952, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Craig Street, which point is 248 feet southwest of the intersection of Craig Street with the southwest side of Main Street; thence along the line of Lot 2 in property formerly of Wham, now MIRMANS S. 59-33 E., 203.5 feet to an iron pin; thence S. 33-41 W., 58.7 feet to an iron pin; thence through the center of Lot 3 N. 60-31 W., 202.35 feet to an iron pin on the northeast side of Craig Street; thence with the northeast side of Craig Street as the line N. 32-15 E., 62.0 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Henry T. Robertson to be recorded on even date herewith.



GC10 - JUL 18 1979 1171

which has the address of 103 Craig Street Fountain Inn
[Street] [City]
South Carolina 29644 (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 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.

550

4328 RV-2