

Mortgagee's mailing address: 25 Long Forest Drive, Greenville, S.C. 29609

BOOK 1497 PAGE 225

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 5 4 36 PM '80

SONNIE WALKERSLEY
BY Jean Rhodes

WHEREAS, E. Burton Rhodes and Shelby Jean Rhodes

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mamie M. Trammell

(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

Five Thousand and No/100

Dollars (\$5,000.00) due and payable

in equal monthly installments of Twenty and No/100 (\$20.00) Dollars, beginning April 1, 1980, and continuing until fully paid.

with interest thereon from even date at the rate of ten (10%) per centum per annum, to be paid:

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, its 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, 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 1 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 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.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
MARCH 5 1980

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.

SO 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.

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