

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, J. G. Rhodes, Jr.,

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "First mortgage deed and note"), due as follows:

in monthly installments of twenty-five dollars (\$25) payable each month hereafter, until said debt be paid in full.

and in addition by interest notes (designated thereon as "interest coupons"), to be paid originally as follows:

is well and truly indebted to L. O. Patterson, as trustee under the will of Mrs. Louisa E. White, deceased,

and just sum of fifteen hundred Dollars, (\$1,500.00); all of said notes bearing even date herewith and bearing interest from this date

per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the rate of six per cent. per annum; it being hereby agreed that each of said notes shall bear interest at the rate of six per cent. per annum; all interest not paid when due to bear interest at the rate of six per cent. per annum;

all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length hereon.

Now, know all men that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville, in Township, 56,

about 3 1/2 or 4 miles northwestward from the City of Greenville, known and designated as lot number twelve (12) on Dalton + Neves plat of Leewood, made in June, 1938, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book on pages 18 and 19, and having, according to said plat, the following courses and distances, to wit; beginning at an iron pin on the northeast side of Sylvania Avenue, on the joint corner of Lots Nos. 11 and 12 on said plat, about 750 feet from the Paris Mountain Road, and running thence N. 33-54 E. 180 feet to an iron pin; thence S. 56-06 E. 76 feet to an iron pin, joint near corner of Lots Nos. 12 and 13; thence S. 33-54 W. 180 feet to an iron pin on Sylvania Avenue; thence with Sylvania Avenue N. 56-06 W. 76 feet to the beginning corner; this being the same lot conveyed to me by my father, J. G. Rhodes, on August 23rd, 1945, by deed recorded in said office in Book 279, page 288.

There is no other lien or encumbrance on said land by mortgage, judgment or otherwise, except the previous mortgage given by me to said L. O. Patterson, as trustee, dated January 1, 1947, and recorded in said office in Book 113, page 148.

being the same land conveyed to said mortgagor by on 192 by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for County, S. C., in Deed Book, page

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. To have and to hold all and singular the said premises unto the said mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals. And said mortgagor hereby covenants and agrees with said mortgagee as follows: (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.