

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

OCT 30 2 29 PM '72

ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1255 PAGE 207

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kenneth L. Rhoden

(hereinafter referred to as Mortgagor) is well and truly indebted unto George Campbell

(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

Interest only for the first two years and then to be paid in three annual installments plus interest on the outstanding principal balance.

with interest thereon from date at the rate of Six (6%) 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 No. 77 and one (1) foot of Lot No. 76 of North Park, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book K at pages 48 and 49 and having, according to a survey prepared by Carolina Engineering and Surveying Company, dated August 13, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Kenwood Lane at the joint front corner of Lots Nos. 77 and 78 and running thence with the common line of said lots, S. 19-06 W. 167.5 feet to an iron pin, thence running N. 68-34 W. 61 feet to an iron pin, thence running with a new line through Lot No. 76 N. 19-06 E. 167.5 feet to an iron pin on the southeastern side of Kenwood Lane, thence running with said lane, S. 68-34 E. 61 feet to the point of beginning.

It is understood and agreed that this mortgage is junior in lien to that certain mortgage given by Cameron-Brown Company by Edward M. Ostendorff in the sum of \$18,100.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1101 at Page 29.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that if 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.