

Mortgagees' Address: c/o Clarence C. Britton, South Bragg Street, Warrenton, N. C. 27589

PURCHASE MONEY MORTGAGE OF REAL ESTATE—Offices of LEATHERWOOD, WALKER, TODD & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
LEATHERWOOD, WALKER, TODD & MANN
MORTGAGE OF REAL ESTATE

CONNIE S. TANFERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

BOOK 1389 PAGE 815

WHEREAS, Cathay Cannon Rodgers and Walter W. Rodgers

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence C. Britton, Thomas B. Williams, and James Richard Williams

(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 Ten Thousand Five Hundred and No/100ths-----

Dollars (\$10,500.00) due and payable

in fifteen (15) annual installments of \$700.00 each beginning one year from the date hereof and continuing on the same date of each succeeding year until paid in full

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid: annually

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, the Mortgagee's heirs, successors and assigns:

00
N
C
77
T
P
020
C

"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 known and identified as Lot 235 of Pioneer Park Map No. 2 recorded in the office of the RMC for Greenville County, South Carolina in Plat Book C at Page 82 and thereon more particularly described as follows: BEGINNING at the northeast corner of River Way and Lake Drive; thence with the north side of River Way N 47-25 E 100 feet to a pin; thence with the north side of River Way N 47-25 E 100 feet to a pin; thence N 27-34 W 140 feet to corner of lot 234; thence with the line of 234, S 50-43 W 150 feet to the east side of Lake Drive; thence with the east side of Lake Drive S 47-51 E 144.8 feet to the beginning corner.

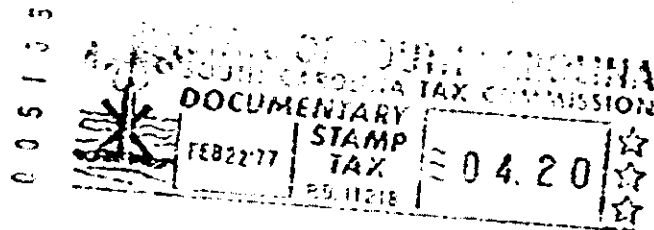
N
C
77
T
P
020
C

ALSO all that piece, parcel or lot of land BEGINNING at an iron pin on the northeast corner of Lot No. 235 as shown on said plat, and running thence N 50-43 E to a point in the center of branch as shown on said plat; thence with the said branch in a southerly direction and following the meanders of said branch to road known as River Way; thence along the northern side of said road to an iron pin at the southeast corner of Lot No. 235; thence along the line of Lot No. 235 N 27-34 W 140 feet to the beginning point.

N
C
77
T
P
020
C

ALSO all that piece, parcel or lot of land BEGINNING at a point in the center of the above mentioned branch on the southern side of River Way and thence following the meanders of said branch to the South Saluda River; thence along the South Saluda River in a south-westerly direction to a point on said river; said point being the end of a line west of and parallel to eastern line of unnumbered lot which adjoins lot 279 on the east; and running thence along the said line which is west of and at all points 10 feet from the east line of said unnumbered lot N 27-34 W to a point on the southern side of River Way; thence along said River Way in an easterly direction to the point of beginning.

The property hereinabove described is the same conveyed to the mortgagors herein by deed of Clarence C. Britton, Thomas B. Williams and James Richard Williams to be recorded herewith in the RMC Office of Greenville County.



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.

TO 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.

LEATHERWOOD, WALKER, TODD & MANN

4328 RV-2