

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James C. Odom, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Carolyn C. Odom,

(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

Three Thousand and No/100----- Dollars (\$ 3,000.00) due and payable

June 30, 1982

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid quarterly, the mortgagor to have full right to anticipate at any time without penalty.

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:

"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, situate at the southwest corner of the intersection of Hunts Bridge Road (also known as Cedar Lane Road) and the Duncan Road and having, according to a survey made by W. A. Hester, dated November 11, 1946, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the intersection of Hunts Bridge Road and Duncan Road and runs thence along Hunts Bridge Road, S. 7-1/2 E. 3.5 chains to an iron pin in the line of property now or formerly of E. R. Hawkins; thence along the Hawkins' line, N. 86-00 W. 3.40 chains to a point in the center of Duncan Road; thence along the center of Duncan Road, N. 42-00 E. 4.80 chains to the beginning corner. This is the same property conveyed to James C. Odom, Jr. and Carolyn C. Odom by deed of Clyde L. Dorr, dated April 29, 1970 and recorded in the R.M.C. Office for Greenville County in Deed Book 889 at Page 114.

This mortgage is junior in lien to any mortgage or mortgages to First Federal Savings and Loan Association of Greenville, S.C. on such property.

BEING the same property conveyed to the Mortgagor herein by deed of Carolyn C. Odom, conveying her one-half interest in and to the said property, dated October 18, 1977, and recorded in the R.M.C. Office for Greenville County on October 25, 1977 in Deed Book 1067 at Page 307.

CLIC

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 is 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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