

MORTGAGE

BOOK 1551 PAGE 459

FILED GREENVILLE CO. S. C.

AUGUST 28 3 59 PM '81 THIS MORTGAGE is made this 28th day of August 1981 between the Mortgagor, DAVID W. RHODES AND JANE H. RHODES, DONNIE S. TANKERSLEY (herein "Borrower"), and the Mortgagee, CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC. a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 5900 Fain Boulevard : P.O. Box 10636 - Charleston, South Carolina 29411 (herein "Lender").

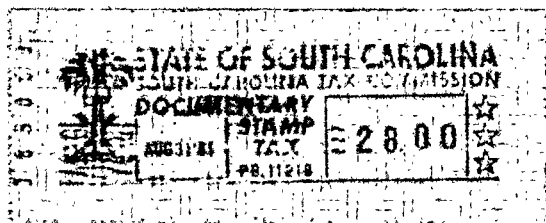
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2011.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northerly side of the turning circle of Creekside Road, near the City of Greenville, South Carolina, and being designated as Lot No. 423, Map Three, Section Two, Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X, at Page 2, and being further shown on a more recent plat dated August 28, 1981, prepared by Freeland and Associates, entitled "Property of David W. Rhodes and Jane H. Rhodes, and having according to said plat. the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Creekside Road, joint front corner of Lots Nos. 422 and 423, and running thence N. 61-07-09 E. 225.05 feet to an iron pin in the rear line of Lot No. 40, thence along the line of said lot N. 18-12 E. 14.7 feet to an iron pin; thence N. 75.27 W. 253.99 feet to an iron pin, joint rear corner of Lot Nos. 423 and 424; thence along the common line of said lots S. 0-06-42 E. 160.64 feet to an iron pin on the northerly side of the turn around of Creekside Road; thence around said road on a curve the chord of which is S. 59-29-45 E. 50.93 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed of Cothran & Darby Builders, dated August 28, 1981, and recorded simultaneously herewith.



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which has the address of 119 Creekside Road, Greer, S. C. 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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