

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C.

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BOOK 1573 PAGE 972

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MORTGAGE

BONNERSLEY
S.C.

THIS MORTGAGE is made this 28 th day of June, 1982, between the Mortgagor, Billy A. Rhodes and Nancy M. Rhodes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Five Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2012;

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.

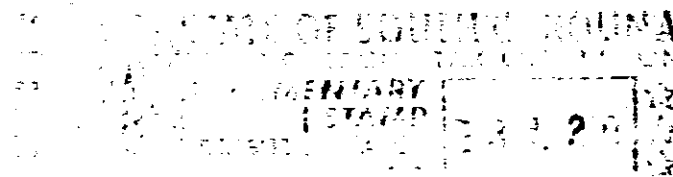
ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 27 of a Planned Unit Development Subdivision known as Creekside Villas, Phase I according to a plat thereof dated November 30, 1981 prepared by Arbor Engineering, Inc. and recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 51 and revised in Plat Book 8-P at Page 53, and having such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor herein by deed of Davidson-Vaughn, a South Carolina Partnership dated June 28, 1982 and to be recorded simultaneous herewith.

ALSO, all that certain tract of land situate, lying and being adjacent to the above-described parcel and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lots 26 and 27 and running along the joint line with Lot 27 N. 56-36 E. 34.66 feet to an iron pin; thence continuing along a joint line with Lot 27 N. 33-24 W. 10.0 feet to an iron pin; thence running S. 56-36 W. 34.66 feet to an iron pin; thence running S. 33-24 E. 10.0 feet to an iron pin, being the point of Beginning.

This also being the same property conveyed to the mortgagor herein by deed of Davidson-Vaughn, a South Carolina Partnership dated June 28, 1982 and to be recorded simultaneous herewith.



which has the address of Lot 27, Creekside Villas Greenville, S. C. 29609 (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 seized 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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