MORTGAGE - INDIVIDUAL FORW 21 4 18 PH 183

GREENVILLE, S. C. 80% 1612 533369

STATE OF SOUTH CAROLINA DONNIE CO. The PASSET

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

CHARLES A. RHODES AND DOROTHY B. RHODES

thereinafter referred to as Mortgagor) is well and truly indebted unto WUNDA WEVE FEDERAL CREDIT UNION

(hereinaster reserved to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by rescrence, in the sum of Fifty-five thousand and no/100ths-----

---- Dollars (\$ 55,000.00 due and payable

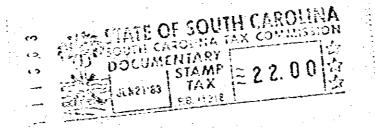
as provided in said Note.

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 scaling 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 piece, parcel or tract of land, with all buildings or improvements now or hereafter constructed thereon, situate, lying and being on the western side of Old Grove Road in Gantt Township, Greenville County, South Carolina, being shown on a survey for Charles A. and Dorothy B. Rhodes made by James L. Strickland, R.L.S., dated May 3, 1978, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 6R, page 42, reference to which is hereby craved for the metes and bounds thereof, being bounded on the north, south, east and west by a property of Elizabeth L. Bogle, and on the east by the right of way of Old Grove Road.

This is the same property conveyed to Charles A. Rhodes and Dorothy B. Rhodes by deed of Elizabeth L. Bogle, recorded on July 3, 1978 in Deed Book 1082, page 431.



Together with all and singular rights, members, herditaments, 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 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 whomscever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgager so long as the total indebtedness thus secured does not exceed the original amount shown on the face bereof. (All gums so advanced shall be at afterest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing

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