

1022-491

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, James Ray Dilworth and Joni Jones Dilworth

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Jesse B. Rodger,
Route 5, Box 398
Easley, SC 29640

(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

Thirty Two Thousand Seven Hundred and No/100 Dollars (\$ 32,700.00) due and payable
in 180 equal monthly installments of \$371.67 each; the first installment being due and
payable on the first day of October, 1983 and a like sum being due and payable on the
first day of each succeeding calendar month thereafter until the entire amount of interest
and principal have been paid in full.
with interest thereon from date at the rate of 11% per centum per annum, to be paid monthly

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, its 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, being known and designated as Lot No. 29 of the property of Greenville Land Co., Inc. as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book RR, at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Clemson Avenue, joint front corner of Lots 28 and 29, and running thence with the joint line of said lots, North 56-40 West 160 feet to an iron pin on the southeastern side of Trotter Street; thence with said street, South 33-20 West 70 feet to an iron pin, joint rear corner of Lots 29 and 30; thence with the joint line of said lots, South 56-40 East 160 feet to an iron pin on the northwestern side of Clemson Avenue; thence with Clemson Avenue North 33-20 East 70 feet to the BEGINNING corner.

This is the identical lands conveyed James Ray Dilworth and Joni Jones Dilworth by deed dated and recorded herewith.

1000-4-20-83

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining thereto, 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 appurtenances other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, with singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagee warrants that it is lawfully seized of the premises hereinabove described in the single and sole right, title and interest, and that the premises are free and clear of all liens and encumbrances, and that the Mortgagee further warrants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and all persons who may lawfully claim the same to any part thereof.

0490

1022-491