

Mortgagee's Mailing Address: 11 Ivanhoe Circle, Greenville, S.C. 29615
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

30 JUN 1983 1639 313

WHEREAS, John C. Rose and Jill B. Rose

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gertrude R. Rose

(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

Forty-Five Thousand and No/100----- Dollars (\$ 45,000.00) due and payable

in consecutive equal monthly installments of principal and interest, beginning July 15, 1983, with final payment if not sooner paid, to be due June 15, 1998.

with interest thereon from even date at the rate of nine (9%) per centum per annum, to be paid:

in accordance with the terms of said promissory 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:

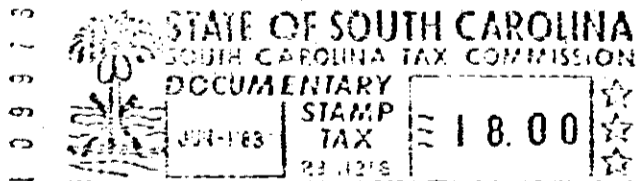
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 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

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of East Indian Trail, near the City of Greenville, S. C., being known and designated as Lot No. 62 on plat entitled "Final Plat, Seven Oaks" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 4R, page 6 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of East Indian Trail, said pin being the joint front corner of Lots 61 and 62 and running thence with the common line of said Lots N. 75-51 W. 155 feet to an iron pin, the joint rear corner of Lots 61 and 62; thence N. 9-37 W. 24.5 feet to an iron pin; thence N. 12-12 E. 62.7 feet to an iron pin, the joint rear corner of Lots 62 and 63; thence with the common line of said lots S. 78-45 E. 166.3 feet to an iron pin on the northwesterly side of East Indian Trail; thence with the northwesterly side of East Indian Trail S. 12-00 W. 24.9 feet to an iron pin; thence continuing with said Trail S. 14-09 W. 68.6 feet to an iron pin, the point of Beginning.

This is the same property conveyed to the Mortgagors herein by deed of Paul A. May and Mary Anne O. May dated May 27, 1983 and to be recorded herewith.



This mortgage shall become immediately due and payable in full upon sale, conveyance or transfer by the Mortgagors herein of all or any portion of the above-described premises.

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 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 whomsoever lawfully claiming the same or any part thereof.