

Phillips property S. 0-50 W. 2077 feet to corner on lands now or formerly of C. C. Hindman; thence along Hindman line N. 85 W. 1853.9 feet to corner; thence N. 4 E. 1181 to corner; thence on the same course 507 feet to the beginning corner, and being the major portion of the tract of land conveyed to William F. Phillips by William B. Phillips by his deed dated April 12, 1946, recorded in Deed Book 293, Page 101. Said land is described by courses and distances and metes and bounds in the Richardson plat, which is recorded in Plat Book X, page 15, and reference is herewith made to that plat. This is also the same land conveyed to me by the said William F. Phillips by his deed of even date and this obligation is made to secure funds with which to pay a balance due on the purchase price and is executed concurrent with the execution and delivery of the deed.

It is understood and agreed that this mortgage is second and inferior in rank of one in the amount of \$3100.00 given to the Federal Land Bank of Columbia.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said **William F. Phillips** and his Heirs and Assigns forever. And **I** do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **William F. Phillips** and his Heirs and Assigns, from and against **me and my** Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.