

FILED
GREENVILLE CO. S. C.

Greer Federal Savings and Loan Association
P.O. Box 969
Greer, S.C. 29651

BOOK 1412 PAGE 972

OCT 14 4 50 PM '77

MORTGAGE

DONNIE S. TANNERSLEY
R.M.C.

THIS MORTGAGE is made this 14th day of October, 1977, between the Mortgagor, James P. Phillips and Carole L. Phillips (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Two Hundred Fifty and No/100 (\$38,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 14, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007;

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:

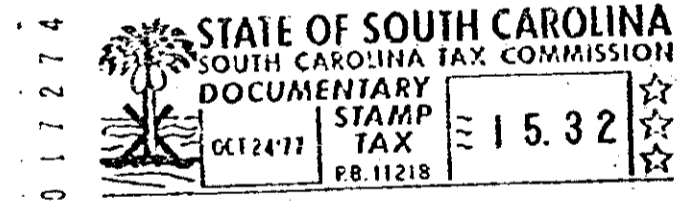
ALL that lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 10 on a plat of Rosewood Acres, recorded in Plat Book MM at Page 154 in the R.M.C. Office for Greenville County.

This property is conveyed subject to restrictions recorded in Deed Book 921 at Page 447 in the R.M.C. Office for Greenville County and to all other easements, restrictions, and rights of way of record and on the ground, which affect said lot; including zoning ordinances, if any.

This is the same property conveyed to the mortgagors herein by deed recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 1066 at Page 803 on October 14, 1977.

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which has the address of 113 Lynn Drive, Taylors, South Carolina 29687 (herein "Property Address"); (Street) (City) (State and Zip Code)

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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