

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S. C.
APR 23 3 43 PM '79
DENNIS S. TINKERSLEY
R.M.C.

VOL 1404 PAGE 57

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 17th day of April, 19 79, by Samuel Lee Phelps and Betty O. Phelps hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Six Thousand Five Hundred Twenty & No/100 (\$ 6,520.00) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 84 consecutive monthly instalments of One Hundred Sixteen and 85/100----- (\$ 116.85) Dollars each, the first instalment being due May 15, 19 79, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 26 of Meadowood Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4N at Page 25, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Woodgreen Drive at the joint front corner of lots 25 and 26 and thence with the common line of said lots, N. 54-43 E. 160 feet to an iron pin; thence S. 35-17 E., 130.6 feet to an iron pin on Meadowood Drive; thence with Meadowood Drive, S. 48-08 W., 136.06 feet to an iron pin; thence N. 83-35 W., 33.3 feet to an iron pin on Woodgreen Drive; thence with Woodgreen Drive, N. 37-17 W. 124.1 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Ervin Company dated August 16, 1973, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 982, at Page 188, on August 21, 1973.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 23 79
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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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