

FILED
OCT 23 12 51 PM '81
SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE was made this 23rd day of September 1981 between the Mortgagor Daniel L. Phillips, Jr. & Ann May 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 U.S. \$ 5,000.00 which indebtedness is evidenced by Borrower's note dated Sept. 23, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1984;

TO SECURE to Lender 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, 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: Chick Springs Township, located near the Fairview Baptist Church and about one mile northwest of the City of Greer, lying just north from State Highway No. 290, being shown and designated as Lots Nos. 7 and 8 on a plat of property made for Giles L. Bramlett by C. O. Riddle, Surveyor, dated March, 1960, and having the following courses and distances:

BEGINNING on an stone, corner with Westmoreland, Johnson and Vaughn properties, and runs thence with the Westmoreland line, N. 85-30 W. 195.3 feet to an iron pin, joint corner of Lots Nos. 6 and 7; thence with line of Lots Nos. 6 and 7, N. 4-30 E. 166.1 feet to an iron pin, on the margin of Fernwood Drive; thence along the margin of said Drive, S. 85-30 E. 200.3 feet to an iron pin; thence S. 6-15 W. 166.2 feet to the beginning corner.

DERIVATION: See Deed of Giles L. Bramlett dated January 26, 1967 and recorded in Deed Book 813, Page 99, and Corrected Deed recorded in Deed Book 820, Page 640, Greenville County RMC Office.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT-81
\$ 02.00
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which has the address of R #7 Lakeview Drive Greer South Carolina 29651 (herein "Property Address");

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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

- UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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