

GREENVILLE FILED
JUN 2 8 55 AM '03
DONNIE R. MCDONALD
R.M.C. EARLEY 27th

THIS MORTGAGE is made this 27th day of May, 1983, between the Mortgagor, Donald A. Phillips

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

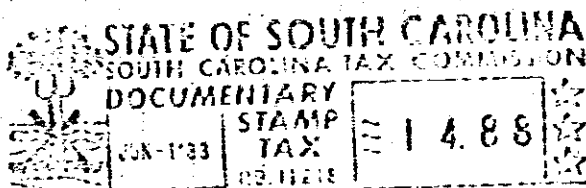
WHEREAS, Borrower is indebted to Lender in the principal sum of --Thirty Seven Thousand Two Hundred and NO/100---- Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1st, 2013.

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 those pieces, parcels and lots of land, situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, and being shown and designated on plat and survey entitled "Property of Donald A. Phillips", prepared by Wolfe & Huskey, Inc., dated 5-27-83, and recorded in the RMC Office for Greenville County in Plat Book 9-T at page 69, reference to said plat hereby pleaded for a more complete description.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Donald A. Phillips by deed of Phillip W. Yeargin, recorded in the RMC Office for Greenville County on 4-3-73 in Deed Book 971 at page 625.



which has the address of 205 Leona Avenue Greer,
(Street) (City)
S. C. 29651 (herein "Property Address");
(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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