

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
GREENVILLE, S. C.

APR 19 4 01 PM 1961

WHEREAS, I, Hobart Phillips, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Institute For Essential Housing, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifty Six Hundred Six and 40/100 Dollars (\$ 5606.40 ) due and payable

\$46.72 on the 1st day of each and every month hereafter,  
commencing July 1, 1961, balance due June 1, 1971,

with interest thereon ~~from date of maturity~~ at the rate of seven per centum per annum, to be paid on demand

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land with improvements thereon, situate, lying and being in Saluda Township, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin and running thence in an easterly direction 210 feet along the property of Ollie Shuler to an iron pin; thence running in a southerly direction 210 feet along the side of the property of Hobart Phillips, Sr.; thence running in a westerly direction 210 feet to an iron pin along the side of property owned by Hobart Phillips, Sr.; thence running in a northerly direction 210 feet along a County road to an iron pin; the point of beginning, and being a portion of Tract No. 10.

The above is the same property conveyed to the mortgagor by Hobart Phillips, Sr. by his deed dated April 7, 1961 and recorded in the R. M. C. Office for Greenville County.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CORRECTED OF RECORD  
3-12-64  
Ollie Farnsworth  
24746

Received by March  
A.D. 1964  
No. J. 313  
E. J. Sumner  
MASTER

Attest:  
Melvin M. Smith  
Deputy

This Mortgage Assigned to Custom-Tul-Products Corp.  
26 days June 1961  
9/1  
3/4