

MORTGAGE

FILED
GREENVILLE CO. S. C.
NOV. 30 4 52 PM 1961
OLLIE FARNSWORTH
R.M.O.

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leonard Bruce Phillips and JoAnn M. Phillips of Greenville, South Carolina, hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

General Mortgage Co.

a corporation organized and existing under the laws of **South Carolina**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Eleven Thousand Six Hundred & No/100 Dollars (\$ 11,600.00)**, with interest from date at the rate of **Five & One-Fourth per centum (5 1/4 %)** per annum until paid, said principal and interest being payable at the office of **General Mortgage Co.** in **Greenville, SC** or at such other place as the holder of the note may designate in writing, in monthly installments of **Sixty-Four and 15/100 Dollars (\$64.15)**, commencing on the first day of **January, 1962**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **December, 19 91**

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** to the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being at the southwest corner of the intersection of Tuscon Drive And Laramie Drive, being known and designated as lot # 89 on a plat entitled **WESTERN HILLS**, Sections I and II, recorded in the RMC office for Greenville County in Plat Book QQ at Pages 98 and 99 and being further described according to a survey prepared by R. E. Bruce, R.L.S. dated November 29, 1961 as follows:

BEGINNING at an iron pin on the western side of Laramie Drive, at the joint front corner of lots # 88 and 89, and running thence along the line of lot # 88, S. 58-45 W. 132.8 feet to iron pin at the corner of lot # 90; thence along the line of lot # 90, N. 19-40 W. 160 feet to iron pin on the southern side of Tuscon Drive; thence along the southern side of Tuscon Drive, N. 65-20 E. 75 feet to iron pin; thence along the curve of the southwestern intersection of Tuscon Drive and Laramie Drive, the chord of which is S. 75-30 E. 36.0 feet to iron pin on the western side of Laramie Drive; thence along the western side of Laramie Drive, S. 36-13 E. 97.5 feet to iron pin; thence continuing along Laramie Drive, S. 35-25 E. 25 feet to the point of beginning.

Being the same premises conveyed to the mortgagors by Eugene Rackley by deed to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

*In Assignment see B. S. M. Book 877 Page 53
This Mortgage assigned to Capital Mortgage Co.
and I, day of March, 1968. Assignment recorded
in Vol. 123 of R. E. Mortgages on Page 542*

*Paid and Satisfied in full
July 12, 1967
Springfield Institution for Savings
Theodore H. Hanchett
Senior Vice Pres.
Witness: Helen Frank*

SATISFIED AND CANCELLED OF RECORD
28 DAY OF July 1967
Ollie Farnsworth
R.M.O.
3236 3215