

FILED
GREENVILLE CO. S. C.

BOOK 1009 PAGE 593

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

OCT 5 4 24 PM 1965 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DWAIN L. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FRANK ULMER LUMBER COMPANY

(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

Six Thousand Three Hundred Seventy and 90/100----- Dollars (\$ 6,370.90) due and payable as evidenced by note executed this date,

Ninety (90) days from the date hereof maturity

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid:

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 Greenville, being shown and designated as Lot No. 84 on plat of Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the Office of the RMC for Greenville County in Plat Book QQ at Page 177,

ALSO, ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 97 on plat of Drexel Terrace dated April 1, 1961, and prepared by Piedmont Engineering Service, recorded in the Office of the RMC for Greenville County in Plat Book QQ at Page 177.

ALSO, ALL that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 33, of a subdivision known as Welcome Acres, as shown on a plat thereof prepared by Piedmont Engineering Service, dated July 1963, recorded in the RMC Office for Greenville County in Plat Book DDD, at Page 44.

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.

17th April 79

11:38 A 30117

FOR SATISFACTION OF MORTGAGE
SATISFACTION BOOK 65 733

See Release for 33 See Real Estate 792 Page 392 deed to James W. Lewis