

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1037 PAGE 609

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Curtis J. and Sara H. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation, 100 East North Street, Greenville, South Carolina

(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 Three thousand three hundredsixty dollars and no/100.  
..... Dollars (\$ 3360.00 ) due and payable

Forty-eight monthly installments of Seventy dollars Each (48 X 70.00)

with interest thereon from date at the rate of ~~XXXXXXXXXX~~ 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, and being shown as Lot No. 81 on a plat of Western Hills recorded in the R. M. C. Office for Greenville County in Plat Book "Q", pages 98-9, and having, according to said plat, the following metes and bounds to wit:

Beginning at an iron pin on the northerly side of Alice Farr Drive at the joint front corner of Lots 80 and 81 and running thence with the common line of said lots, N. 16-30 W., 182.5 feet to an iron pin; thence N. 71-32 E., 100.2 feet to an iron pin; thence S. 16-30 E., 186.3 feet to an iron pin on the northerly side of Alice Farr Drive; thence with said Drive, S. 73-30 W., 100 feet to the point of beginning.

The above lot is conveyed subject to recorded restrictions applicable to Western Hills and to the set back line as shown on said plat.

The grantee hereby assumes and agrees to pay that certain mortgage given to First Federal Savings and Loan Association, recorded in the R. M. C. Office for Greenville County in Mortgage Book 991 Page 427 and having a present balance of \$12,500.00.

This is the same property conveyed to grantor by Deed recorded in Greenville RMC Office in Deed Book 771 Page 184.

Together with all and singular rights, members, hereditaments, 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.

*Paid April 7, 1969.  
Community Finance Corp.  
By M. A. Willingham  
Witness G. Floyd  
J. Howard*

SATISFIED AND CANCELLED OF RECORD

*7* DAY OF *April* 19*69*  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT *10:46* O'CLOCK *A*. M. NO. *23806*