

FILED
GREENVILLE COUNTY

BOOK 1071 PAGE 207

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OCT 3 12 15 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE L. ...
R.M.C.

WHEREAS, I, Hershel Phillips, of the County and State aforesaid,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Sam Marchbanks,

(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 Two Hundred One Dollars and Ten
\$201.10) Cents - - - - - Dollars (\$ - - - - -) due and payable

September 1st, 1968

with interest thereon from date at the rate of seven per centum per annum, to be paid: after maturity.

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, in Gantt Township, 407 feet East of U.S. Highway No. 29, approximately seven miles South of the City of Greenville, being more particularly described as follows, to-wit:

BEGINNING at an iron pen at the joint rear corner of this property and that formerly conveyed to Louvanna Phillips, which point is 407 feet from Highway No. 29, and running thence S. 77-45 E. 407 feet to an iron pen; thence along the rear, S. 0-45 W. 100 feet to an iron pen; thence N. 77-45 W. 407 feet to an iron pen; thence N. 0-45 E. 100 feet to the point of beginning, and being the rear 1/2 of the tract originally owned by Roy Phillips, by deed recorded in Vol. 269, page 298, and being the remaining portion of said lot after conveyance of front 1/2 to Louvanna Phillips and being shown on Block Book for Greenville County, South Carolina at page W.G. - Block 6.2 as Lot 12.

This is the same property conveyed to the mortgagor by deed dated August 13th, 1963, and recorded in Deed Book 729, at page 466, of the records of the R.M.C. Office for Greenville County, South Carolina.

This mortgage is given subject to an existing mortgage in favor of Motor Contract Company on which there remains an unpaid balance of approximately Eight Hundred (\$800.00) Dollars.

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.

Handwritten notes and signatures at the bottom of the page, including names like 'Hershel Phillips' and 'Sam Marchbanks'.

SATISFIED AND CANCELLED OF RECORD
DAY OF ... 1968
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT ... O'CLOCK ... NO. ...