

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Harold E. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto

(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 NINE HUNDRED TWENTY DOLLARS AND NINE CENTS
Dollars (\$ 6,922.95) due and payable

with interest thereon from

at the rate of 13.15% 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.

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the northwestern side of Highway No. 142 (Adams Mill Road) and shown as Lot No. 7 on a plat of the San Ponce Holland property, recorded in the REC Office for Greenville County in Plat Book III, Page 192, and having, according to said plat, the following notes and bounds, to wit:

BEING: at a point near the center of S. C. Highway No. 142, at the joint front corner of Lots 7 and 8, and running thence with the joint line of said Lots, N. 30-10 W. 236 feet; thence N. 45-17 W. 184 feet to an iron pin; thence along the joint line of Lots 7 and 8, S. 30-48 W. 236 feet to a point near the center of S. C. Highway No. 142; thence along the center of said highway, S. 15-17 W. 184 feet to an iron pin at the point of beginning.

The mortgagor and mortgagee agree that any taxes, assessments, or contributions, purchased or financed in whole or in part, with loan funds will be considered and considered as a part of the property covered by the mortgage.

S. 3.84



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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