

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

FEB 23 4 21 PM '76

MORTGAGE OF REAL ESTATE

1980 747

DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Floyd H. Wilson and Hazel Wilson, jointly and severally, are  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Bill Phillips

(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

SEVENTEEN THOUSAND and No/100 ----- Dollars (\$ 17,000.00 ) due and payable  
in equal successive monthly instalments of One Hundred Thirty-Five and No/100  
(\$135.00) Dollars each, including monthly interest at the rate hereinafter  
named, first instalment due and payable on March 1, 1976, and a like instal-  
ment on the first day of each succeeding month thereafter until both principal  
and interest are paid in full,

with interest thereon from date at the rate of SIX per centum per annum, to be paid: on first of each month.

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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, on the North side of Honour Street,  
near the corporate limits of the City of Greenville, being known and designated  
as Lot Number 24 of the property of H. B. Bates, a plat of which is recorded  
in the R. M. C. Office for Greenville County, South Carolina, in Plat Book  
"F" at page 32, and having according to said plat the following metes and  
bounds, courses and distances, to wit:

BEGINNING at an iron pin on the Northern side of Honour Street, 100 feet west  
of the Northwestern intersection of Honour and Center Streets, joint corner  
of Lots number 22 and Lot number 24, and running thence along the joint line  
of said lots N. 48-30 E. 150 feet to an iron pin, rear joint corner of said  
lots; thence along the joint line of lots number 24 and lot number 25,  
N. 55-40 W. 50 feet to an iron pin, rear joint corner of lots number 24 and  
lot number 26; thence along the joint line of said lots S. 48-30 W. 150 feet  
to an iron pin in the line of Honour Street; thence along the line of Honour  
Street S. 55-40 E. 50 feet to the point of beginning.

The above described property is the same that was conveyed to me by deed  
from the Mortgagee herein, by deed yet to be recorded, and this mortgage is  
given to secure a portion of the purchase price thereof.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.

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