

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

4 35 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Robert Jeffrey Wilson and Deborah Jean Fowler,

(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 Thirteen Thousand and no/100-----

-----Dollars (\$ 13,000.00) due and payable
in 144 monthly installments of \$126.87 each, with the first payment due on February 28, 1977,
and then thereafter each successive date and month until paid in full. (The makers have the
right to anticipate any or all payments without penalty.)

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: as stated above.

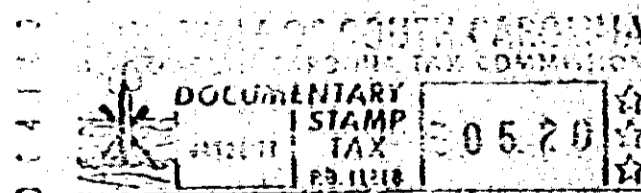
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, known and designated as Lot No. 36 on plat of Augusta Acres Property of Marsmen, Inc., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S at page 201, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the north side of Henderson Avenue, joint corner of Lots Nos. 36 and 35, and running thence with line of Lot No. 36, N. 8-16 W. 200 feet to iron pin; thence with rear line of Lot No. 37, N. 81-44 E. 100 feet to iron pin on western side of Patton Drive; thence with Patton Drive, S. 8-16 E. 175 feet to iron pin; thence in curved line, S. 36-44 W. 35.4 feet to iron pin on northern side of Henderson Avenue; thence with Henderson Avenue, S. 81-44 W. 75 feet to beginning corner.

This is the same property conveyed to the mortgagors by the mortgagee, by deed of even date, and recorded in Deed Book 1050, page 251, RMC Office for Greenville County.



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.

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