

All that piece, parcel or lot of land situate, lying and being on the northern side of Abelia Road near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 9 on a plat of a subdivision known as Garrison Circle, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book HH at Page 139; said lot having such metes and bounds as shown thereon.

This conveyance is made subject to all easements, restrictions and/or rights of way of record, if any.

This being the same property acquired by the mortgagor by deed of Larry Finklea recorded in Deed Book 985, Page 840 on Oct. 11, 1973.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Evelyn L. Phillips

her Heirs and Assigns forever. And I do hereby bind James C. Dawkins

Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said Evelyn L. Phillips

her Heirs and Assigns, from and against James C. Dawkins

Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor does agree to insure the house and buildings on said lot in a sum not less than

Thirty Five Thousand and no/100 Dollars (\$35,000.00) Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

Evelyn L. Phillips name and reimburse her

for the premium and expense of such insurance under this mortgage, with interest.

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