

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 MORTGAGEES' ADDRESS
 RT. 2, Box 288
 Pelzer, S. C. 29669
 MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:
 501-1608 PAGE 576

WHEREAS, Danny Wayne Phillips and Nellie Storay Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. F. Gault and Wilma R. Gault

(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 Ten Thousand Six Hundred and No/100 Dollars (\$10,600.00) due and payable

\$152.09 on July 1, 1983 and a like amount on the first day of each month thereafter until paid in full, with interest first deducted and balance to principal

with interest thereon from date at the rate of twelve per centum per annum, to be paid monthly.

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, Fairview Township, containing a combined acreage of 6.84 acres in accordance with plat made for Danny Wayne Phillips and Nellie Storay Phillips by C. O. Riddle, R.L.S., dated May 13, 1983, and plat made for mortgagees by J. L. Montgomery III, R.L.S., dated April 6, 1978, to-wit:

BEGINNING at a nail cap in the center of Highway 418, joint corner with property of Hedden, and running thence along the center of said Highway, S. 81-05 W. 137.85 feet to a nail cap; thence N. 58-50 W. 96.2 feet to an iron pin; thence N. 8-40 E. 1388.97 feet to an iron pin; thence S. 82-45 E. 144.32 feet to an iron pin; thence S. 23-57 E. 132.77 feet to an iron pin; thence S. 8-29 W. 1275.71 feet to a nail cap in the center of said Highway, being the point of beginning.

This is the identical property as conveyed to the mortgagors by the mortgagees by deed of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1189, Page 47.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY
 STAMP
 TAX \$ 0 4 2 4

Together with all and singular rights, members, hereditaments, 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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