

FILED
GREENVILLE CO. S. C.

BOOK 1316 PAGE 296

JUL 15 4 45 PM '83
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

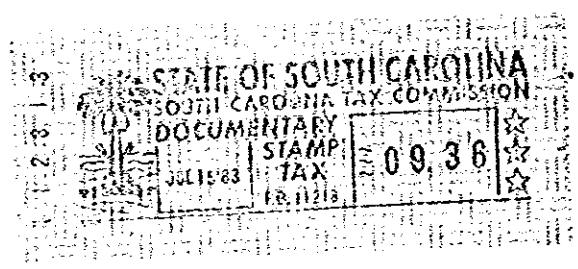
THIS MORTGAGE is made this 15th day of July, 19 83, between the Mortgagor, BUDDY PHILLIPS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-THREE THOUSAND FOUR HUNDRED (\$23,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL those lots of land situate, lying and being in O'Neal Township, Greenville County, S.C., located near the intersection of State Highways Nos. S-135 (Manly Street) and S-134, and being all of Lots Nos. 21 and 22 and the northern one-half of Lot No. 23 according to plat of WASHINGTON HEIGHTS prepared by H. S. Brockman, Surveyor, dated July 31, 1956, recorded in the RMC Office for Greenville County, S.C., in Plat Book LL at Page 55, and being more particularly shown on plat entitled "Property of Buddy Phillips" prepared by Carolina Surveying Co., dated July 14, 1983, recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-V at Page 41, and having such metes and bounds as shown on said latter plat.

This being the same property conveyed to the Mortgagor by deed of Helen Powell to be executed and recorded of even date herewith.



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which has the address of Route 9, Manly Street, Greer, S. C. 29651 (herein "Property Address");
(Street) (City)
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.