

FILED
GREENVILLE, S.C.
FEB 17 4 17 PM '84
JOHN W. WENSLEY
R.M.C.

1548 544

MORTGAGE

010-320884-1

THIS MORTGAGE is made this 10th day of February, 1984, between the Mortgagor, Joseph A. Phillips, Jr. and Myra K. 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 \$26,014.44 Twenty Six Thousand Fourteen and 44/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 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 February 28, 1998;

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 that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 15 according to the plat of property of Alice W. Gilstrap prepared by Piedmont Engineering Service and recorded in the R. M. C. Office for Greenville County in Plat Book HH at Page 63 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Galphin Drive at the joint front corner of Lots Nos. 14 and 15 and running thence along the line of said lots, N. 10-16 W. 486.1 feet to an iron pin, joint rear corner of Lots Nos. 14 and 15; thence with the rear line of Lot No. 15, S. 78-51 W., 120.1 feet to an iron pin; thence with the line of Lot No. 15, S. 10-16 E. 484 feet to an iron pin in the Northern side of Galphin Drive; thence with Northern side of said drive, N. 78-18 E. 120.1 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of John M. Flynn and recorded in the R.M.C. Office for Greenville County on August 24, 1966 in Deed Book 804 at Page 573.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY TAX
STAMP
\$ 10.44

which has the address of 301 Galphin Drive Greenville,
(Street) (City)
South Carolina 29609 (herein "Property Address");
(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 seised 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.

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