

First Federal of South Carolina  
P. O. Box 408  
Greenville, South Carolina 29602

GREENVILLE FILED  
MAR 21 1984  
MORTGAGE  
S.C.

010-326628-7

THIS MORTGAGE is made this 29th day of February,  
1984, between the Mortgagor, John W. and Ellen L. 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 Ten thousand eighty-three and  
04/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated February 29, 1984, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 30,  
.....1994.....;

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 lot of land with the buildings and improvements thereon, situate on the  
West side of Afton Avenue, in the City of Greenville, in Greenville County, South  
Carolina, being shown as Lot No. 52 on Plat of Alta Vista, recorded in the RMC  
Office for Greenville County in Plat Book G, at page 20, and having, according to  
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Afton Avenue at the joint front  
corner of Lots 51 and 52 and runs thence along the line of Lot 51, N. 85-40 W.  
160 feet to an iron pin; thence S. 4-15 W. 60 feet to an iron pin; thence along  
the line of Lot 53, S. 85-40 E. 160 feet to an iron pin on the West side of Afton  
Avenue; thence along Afton Avenue, N. 4-15 E. 60 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of Ethel C. Lawrence  
and recorded in the RMC Office for Greenville County on 11/15/68 in Deed Book 856  
at Page 228.

This is a second mortgage and is Junior in Lien to that Mortgage executed by  
John W. and Ellen L. Phillips which mortgage is recorded in RMC Office for  
Greenville County on 11/15/68 in Book 1109 at Page 453.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
MAR 21 84  
04.04  
R.S. 11216

which has the address of 20 Afton Avenue Greenville  
SC 29601  
(State and Zip Code) (Street) (City)  
(herein "Property Address");

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.

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