STATE OF SOUTH CAROLINA DONNIE S. TANKERSLEY COUNTY OF R.M.C.

MORTGAGE OF REAL ESTATE

- **: 1409 _{(m.}9.59

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, David D. Armstrong

(Receivafter referred to as Mortgagor) is well and truly indebted un to Jeanne E. Phillips

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:

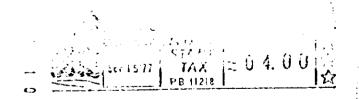
NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforessic dabt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (53.00) to the Mortgagor in hand well and truly raid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargaired, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

the property of Eugenia A. Stone, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book VV, at page 542, and having according to a survey made in March, 1948, by W. J. Riddle, Surveyor, the following metes and bounds, to wit:

Beginning at an iron pin on the North side of West Stone Avenue in the center of the front line of said Lot No. 7 at the corner of other property of Thomas G. Crymes, Sr., which point is 196.5 feet East of the intersection of Wilton Street, and running thence on a line through the center of said Lot No. 7 N. 5-30 E. 200 feet to an iron pin in the center of the real line of Lot No. 7; thence S. 84-30 E. 71.5 feet more or less, to an old hedge row, which point is 6.1 feet East of an iron pin; which pin is at the Northeast corner of said Lot No. 7, of Map 4; thence along the old hedge row, S. 5-30 W. 200 feet to a point in said old hedge row on the North side of West Stone Avenue, which point is 6.1 feet East from an iron pin, which pin is the Southeast corner of Lot No. 7, of Map 4, and said point being 393 feet West of the intersection of Townes Street; thence along the North side of West Stone Avenue N. 84-30 W. 71.5 feet, more or less, to the beginning corner.

This property being the same property conveyed by deed of H. E. Dill, Jr. to Jeanne E. Phillips, recorded on January 9, 1975, in Deed Book Volume 1012, at page 830.

* of, notice to, or acknowledgement of mortgagee.



Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 Mortgage forever, from and against the Mortgagor and all persons whomspeer lawfully claiming the same or any part thereof.

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