

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.

PP '80

EASLEY

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LESTER R. PHILLIPS and MARY S. PHILLIPS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LONNIE K. WILKINSON,

(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 SIXTEEN THOUSAND AND NO/100-----

----- Dollars (\$ 16,000.00) due and payable
\$171.94 on the 1st day of August, 1980, and \$171.94 on the 1st day of each and every month thereafter until the entire principal sum and accrued interest is paid in full. Interest on the deferred balance at the rate of ten (10%) percent to be computed and paid monthly. Said installments to be applied first to payment of interest and balance to principal.

~~with interest thereon~~

~~not to exceed~~

~~RECORDED IN DEED RECORDS TAX KEY RWK~~

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, the Mortgagee's heirs, 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, being known and designated as a portion of Lots Nos. 6 and 7 of Unit One of Pinecrest Farms subdivision shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book J at page 47, and being more particularly described as follows:

Beginning at an iron pin on the southerly side of Pinecrest Drive, the joint corner of Lots 5 and 6, and running thence S. 0-08 E. 205 feet to an iron pin; thence S. 86-35 E. 65 feet to an iron pin; thence N. 0-38 W. 205 feet to an iron pin on the southerly side of Pinecrest Drive; thence with the southerly side of said street, N. 86-35 W. 65 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by Lonnie K. Wilkinson by deed of even date to be recorded herewith.

MORTGAGEE'S ADDRESS:

Lonnie K. Wilkinson
Route 5, Box 393-F
Easley, SC 29640

OCTO 1980 10 1 1981 453

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX
STATE TAX \$ 00.60

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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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