Mortgagee's Address: P. O. Box 2248, Greenville, SC 29602

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

O. STOLALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Ward S. Stone, Jr.

RSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Brantley Phillips, Jr.

with interest according to the provisions of said note, the maturity date of which is May 28, 1992, unless sooner paid.

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:

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ALL that lot of land in Greenville County, State of South Carolina, in Greenville Township, on the western side of Converse Street (formerly Circle Street) near the City of Greenville, being all of Lot No. 5 and a small portion of Lot 4, as shown on plat of Hillside Heights made by R. E. Dalton September 1921, recorded in Plat Book F at Page 100, and according to a recent survey prepared by J. C. Hill April 13, 1953 is described as follows:

BEGINNING at a stake on the Western side of Converse Street, at an iron pin at the joint front corner of Lots 5 and 6, and running thence with said Street. N. 10-36 E. 70 feet to an iron pin in the center of a joint driveway; thence with the center of said driveway, N. 84-33 W. 100 feet to an iron pin; thence continuing with center of said driveway, N. 89-58 W. 95.3 feet to an iron pin; thence S. 12-21 W. 50 feet to an iron pin, joint rear corner of Lots 5 and 6, thence with joint line of said lots, S. 80-47 E. 196 feet to the point of beginning.

The above described property is the same property conveyed to the mortgagor by deed of J. Brantley Phillips, Jr. dated May 28,1982, and recorded herewith in the RMC Office for Greenville County, S. C.

This mortgage is given to secure a portion of the purchase price.

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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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