STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

FILE U MORTGAGE OF REAL ESTATE CREENVILLE OR, S.C.

VOL 1683 PAGE 152

SEP 75 11 16 AM 184

DONNIE'S. ARKERSLEY

EDWARD W. PHILLIPS AND FLORENCE N. PHILLIPS WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

thereinafter 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 Ten Thous and Two Hundred Eighty-Six and No/100-----Dollars (\$10, 286.00

upon such time as the Mortgagors herein become deceased or cease to own or occupy the premises described below, at such time the entire principal amount shall be due with no interest thereon.

## 

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hard well and truly paid by the Mortgagoe 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, its 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 shown and designated as Lot 15, Section 2, on plat of Monaghan Mills, which plat is recorded in Plat Book S, at pages 179-181 in the RMC Office for Greenville County, and having such courses and distances as will appear by reference to said plat.

The is the same property conveyed unto the Mortgagors herein by deed from J. P. Stevens and Company, Inc., recorded in Deed Book 382, at page 191, on May 1, 1949.

Greenville County Redevelopment Authority Bankers Trust Plaza, Box PP-54 Greenville, South Carolina 29601

ATE OF SOUTH CAROLINA

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertisining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures and equipment, other than the al bousehold furniture, be crossidered 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, roccess.

The Modgagor covenants that it is lawfully secred of the premises heureinabove 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 hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and the Mortgagoe whomsoever lawfully claiming the same or any part thereof. against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

