

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 1011 PAGE 529

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Lawrence

Phillips and Lutrell Phillips, of Greenville County

WHEREAS, We, Lawrence Phillips and Lutrell Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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

Four hundred forty-three & 65/100 - - - - - Dollars (\$ 443.65) due and payable

in monthly installments of \$25 each beginning Nov. 19 and continuing for 17 months with a final installment of \$18.25

with interest thereon from date at the rate of 6% per centum per annum, to be 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, 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, Oaklawn Township, containing two acres, more or less, and having the following course and distances to wit:

BEGINNING at corner iron pin line of T. M. Fennell property, thence N. 25-45-E 2.28 chains to point in road, thence N. 64-15-W 5.50 chains down said road to a point in road; thence S. 25-45-W 4.27 chains to branch; thence along said branch to the point of beginning.

This being a piece, parcel or lots of land conveyed to Grantor by deed by Kate P. Woodside the 1st day of September 1943, said deed recorded in R.M.C. office for Greenville County in Book 256 at page 312, in County Auditors office in Book L at page 25.

This being that same parcel, piece, or lots of land conveyed to Lawrence Phillips and Lutrell Phillips by T. M. Fennell by deed recorded in the R.M.C. office for Greenville County on September 18, 1959 in Vol. 634 at page 377, and in the County Auditor's office in Book R at page 11.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD
24th DAY OF Mar. 19 1978
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:33 O'CLOCK P. M. NO. 28131

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 56 PAGE 252