

County of GREENVILLE

Mortgage of Real Estate

THIS MORTGAGE made this 23rd day of June, 1978.

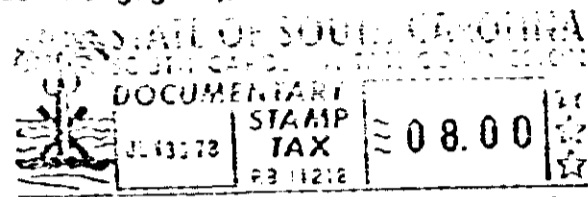
by JAMES OSCAR PHILLIPS and MARIE BURNS PHILLIPS

(hereinafter referred to as "Mortgagor") and given to

BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 8, Simpsonville, S. C.

WITNESSETH:



THAT WHEREAS, James Oscar Phillips and Marie Burns Phillips

is indebted to Mortgagee in the maximum principal sum of Twenty Thousand and no/100 Dollars (\$20,000.00), which indebtedness is evidenced by the Note of James Oscar Phillips and Marie Burns Phillips of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is June 23, 1988, 10 years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$20,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property

All that certain piece, parcel or tract of land in Greenville County, South Carolina, in Austin Township, being known and designated as a portion of Tract #4 of the property of Marsmen, Inc, plat of same being recorded in the RMC Office for Greenville County in Plat Book S at page 75, property conveyed herein having, according to recent survey by Carolina Engineering & Surveying Company, the following metes and bounds, towit:

BEGINNING at an iron pin in the joint line of Tracts 1 and 4, the point of beginning being 247 feet northwest from S. C. Highway 14, and being in the center of County Road and running thence with said County Road N.79-45 W. 151.5 feet to an iron pin in line of tract 4; thence with the new line through tract 4 N. 19-36 E. 366.0 feet; thence S. 51-18 E. 140 feet; thence S. 16-17 W. 296.1 feet to an iron pin in the center of County Road, the point of beginning and containing one acre, more or less.

ALSO: All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, in Austin Township, being known and designated as a portion of Tract #4 of the Property of Marsmen, Inc., plat of same being recorded in the RMC Office for Greenville County in Plat Book S at page 75, and having, according to plat prepared by Carolina Engineering & Surveying Company, entitled "Property of Michael E. Henderson" dated April 28, 1965, revised October 15, 1968, the following metes and bounds, to-wit:

BEGINNING at a point in center of County Road, which point is located 16.4 feet from edge of road, and running thence N. 19-36 E., 366 feet to a point; thence N. 51-18 W., 70 feet to a point; thence S. 22-07 W., 403 feet to a point in center of County Road; thence with the center line of County Road S. 79-45 E., 85 feet to the point of beginning.

The property described above is the same conveyed to the mortgagors herein by deed of Ida F. Phillips, of even date herewith, to be recorded.

(description continued on next page)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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