

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
3 51 PM '80
H. C. PHILLIPS

\$3,000.00 Net Proceeds of loan

1485 277

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ruth T. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community 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-Thousand Six Hundred Thirty-Four and 40/100 Dollars (\$ 4634.40) due and payable

in sixty (60) monthly installments of Seventy-seven and 24/100 (\$77.24) dollars

with interest thereon from date at the rate of 15.0 per centum per annum, to be paid: monthly

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:

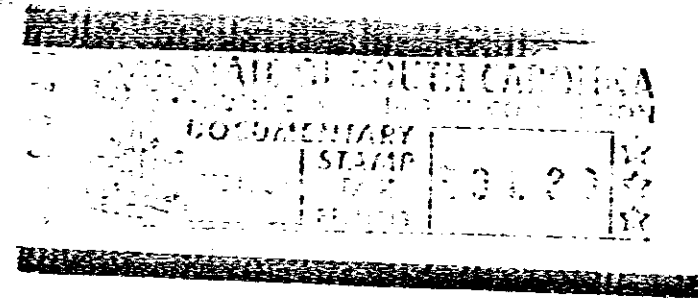
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 10 of the property of Central Realty Corporation according to a plat of record in the RMC Office for Greenville County in Plat Book EEE at Page 108, and having the following metes and bounds, to wit:

BEGINNING at a point on the southwestern side of the turnaround at the northwestern end of Coquina Court at the joint front corner of Lots 9 and 10, and running thence with the southwestern side of Coquina Court, S 13-50 E 60 feet to a point at the joint front corner of Lots 10 and 11, thence S 46-10 W 127.3 feet to a point at the joint rear corner of Lots 10 and 11; thence N. 29-56 W 232.6 feet to a point at the rear corner of Lots 9, 10 and 20; thence S 74-12 E 201.1 feet to a point on the southwestern side of Coquina Court turnaround at the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of Cate Ramsey Phillips recorded in Deed Book 1117 at Page 171 on December 11, 1979.

This being a second mortgage and junior in interest to the mortgage held by Liberty National Life Insurance Company as assigned by Aiken Loan and Security Company, being recorded in Book 1054 at Page 77 on which there is a present balance of \$12,313.79.



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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.

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