

Rt. 2 Taylors, S.C. 29687

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

BOOK 1519 PAGE 42
MORTGAGE OF REAL ESTATE

OCT 3 12 03 PM '88 ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE BANKERSLEY
R.M.C.

WHEREAS, Michael & Debra Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elzie Cliver Fuller, his heirs and assigns forever.

(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

Ten Thousand, Five Hundred Sixty and no/100-----Dollars (\$10,560.00) due and payable One Hundred Ten and no/100 Dollars (\$110.00) per month beginning on the 20th day of January 1981 and the 20th day of each month thereafter, for a total of 96 payments.
with interest thereon from No Interest at the rate of 0 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 in the O'Neal Township, containing 3.0 acres, more or less, according to plat drawn up by Lindsey & Associates dated September 28, 1980 and is being recorded in the R.M.C. Office of Greenville County and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Willis Road at the corner of property at Fuller and running thence along the center of said road, the following courses and distances to-wit, by traverse: S.53-06W. 25.0 feet to an iron pin; thence along the property of Marcus N.27-13W. 1174.6 feet to an iron pin; thence S.85-45E. 154.2 feet to an iron pin; thence running parallel to Fuller property S.24-56E. 125.8 feet to an iron pin; thence S.8-24W. 257.9 feet to the center of Willis Road, the point of beginning.

THIS is a section taken from Deed Book 708, Page 100 dated October 3, 1962.

This being the same property conveyed to Michael and Debra Phillips by deed of Elzie Oliver Fuller to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
OCT 3 1988
\$ 0 4 2 6

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 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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