

Mortgagee's Address: 109 Murray Dr.
Mauldin, SC 29662

BOOK 1521 PAGE 09

MORTGAGE OF REAL ESTATE
21477 DISM SPY
Terry L & Dora D. Phillips
T. 007.00-01-084.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

OCT 17 3 18 PM '80

DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: TERRY L. PHILLIPS and
DORA D. PHILLIPS
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FRANKLIN ENTERPRISES, INC.

(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 TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS (\$ 21,500.00), with interest thereon from date at the rate of 12% per centum per annum, said principal and interest to be repaid: plus interest from date at twelve (12%) per cent

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, on the northwestern side of Circle Street (formerly Hill Street) at Taylors, S. C. and known and designated as Lot 21 of a subdivision known as "Chick Springs," plat of which is recorded in the RMC Office for Greenville County in Plat Book PPP, page 17, said lot having such metes and bounds as appear thereon."

This is the same property conveyed to the mortgagors by deed of Brenda J. Raines A/K/A Brenda R. Gault, recorded September 14, 1979 in Deed Book 1111 at page 542 in the RMC Office for Greenville County.

This mortgage is to be cancelled upon the closing and delivery of deed for Lot 131 Holly Tree Subdivision according to terms of Contract dated July 31, 1980. If the makers of this mortgage are in default under the terms of said Contract, the makers shall also be considered in default under the terms of this mortgage.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
08.60

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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