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STATE OF SOUTH CAROLINA CELLO

00. **S. C**

MORTGAGE OF REAL ESTATE

11 32 AH 18 ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Gloria J. Philbeck

(heroinafter referred to as Mortgagor) is well and truly indebted on to

Carolyn Ray and Jessie Ray

as set forth in note of even date which this mortgage secures.

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WHEREAS, the Mortgagor may hereafter become incepted 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, Greenville Township, being known and designated as Lot No. I on Plat of Brandon Annex, which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at Pages 218 and 219, and having, according to a more recent plat and survey of property of Cecil D. Buchanan by R. K. Campbell, dated November 28, 1966, recorded in the RMC Office for Greenville County, S.C., in Plat Book NNN, at Page 123, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Liberty Street at the joint front corner of Lots 1 and 2, and running thence along the joint line of said lots, N. 24-10 E. 126 feet to an iron pin; running thence, S. 71-0E 4.4 feet to an iron pin; thence running, S. 10-26 E. 103 feet to an iron pin in Liberty Street; thence with Liberty Street, S. 79-43 W. 75.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to Gloria J. Philbeck by deed of Carolyn Ray and Jessie Ray dated May 8, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book

[149], page 522, Recorded June 8th, 1981.

COMENTARY OIL OIL OF

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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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