

MORTGAGEE ADDRESS: Route 4, Box 134, Piedmont, SC 29673

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
PURCHASE MONEY MORTGAGE
AUG 30 2 18 PM '83
MORTGAGE OF REAL ESTATE
DONNIE S. [unclear] WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

BOOK 1023 PAGE 382

WHEREAS, LARRY G. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto LARRY S. FRANK and MARGARET A. FRANK

(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 EIGHT THOUSAND AND NO/100

Dollars (\$ 8,000.00) due and payable

In 84 consecutive monthly installments in the amount of \$132.81, inclusive of principal and the accrued interest thereon; to begin on the First day of September, 1983, and continue until payment in full shall have been made; which in any event shall be on or before the Thirty-first day of August, 1990.

with interest thereon from date at the rate of 10.00 per centum per annum, to be paid: monthly as above stated

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 piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, on East side of Augusta Road and known as Lot 5 of Unit 1 of Pine Crest Farms as shown on plat recorded in the RMC Office for Greenville County, in Plat Book J at Page 47, being more particularly described as follows:

BEGINNING at an iron pin at intersection of Augusta Road and Pine Crest Drive and running thence with Pine Crest Drive S. 86-45 E. 209 feet to corner of Lot 6; thence S. 0-38 E. 104.5 feet to an iron pin, joint corner of Lots 4, 5 6 and 7; thence with line of Lot 4, N. 86-35 W. 209 feet to an iron pin on Augusta Road; thence with Augusta Road N. 0-38 W. 104.5 feet to beginning corner.

This being the same property conveyed to Mortgagor herein by deed of Mortgagees herein, dated August 29, 1983, and recorded in the RMC Office for Greenville County in Deed Book 1195 at Page 355 of even date herewith.

2010
AUG 30 1983
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
AUG 30 1983
STAMP TAX
RE 11215
03.20

Together with all and singular rights, members, hereditaments, 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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