

MORTGAGE OF REAL ESTATE -

VOL 1048 PAGE 107

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PHILLIP S. WEBB AND JEANETTE W. WEBB

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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

Eighty Thousand Five Hundred ----- Dollars (\$ 80,500.00) due and payable

* This mortgage and a similar mortgage in Anderson County on a separate piece of property secures the indebtedness of Phillip Webb and Jeanette W. Webb as evidenced by a note between the parties dated February 14, 1984.

with interest thereon from date ^{PSW} _{8W} at the rate of ^{as stated in note} _{PSW} ^{8W} 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, being known and designated as Lot No. 28, Brookside Subdivision, Section II, on plat made by C.O. Riddle, R.L.S., August 11, 1973, recorded in plat book 5 D page 24 of the RMC Office for Greenville County, S.C. and having according to said plat the following metes and bounds, to-wit;

Beginning at an iron pin on the northwest side of Willowbrook Lane joint front corner of lots 28 & 29; thence with the joint line of said lots N. 18-09 W. 160.5 feet to an iron pin in the rear line of Lot 40; thence with the rear line of lots 40 & 41, S 78-12 W. 110.7 feet to an iron pin joint rear corner of Lots 27 & 28; thence with the joint line of said lots S 18-12 E. 173.2 feet to an iron pin on the northwest side of Willowbrook Lane; thence with the northwest side of said street N. 71-33 E. 110 feet to the point of beginning.

This is the same lot conveyed to Mortgagor by Donald E. Baltz, Inc. by deed dated January 24, 1975, recorded January 24, 1975, in deed book 1013 at page 665 of the RMC Office for Greenville County, S.C.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever".

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
FEB 19 1984
TAX
32.20
FEB 19 1984

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 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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