

GREENVILLE CO. S. C.

BOOK 1359 PAGE 303

STATE OF SOUTH CAROLINA JAN 20 11 59 AM '76  
COUNTY OF GREENVILLE DONALD S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE 42 PAGE 392  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Preston H. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto C N Mortgages, 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 Three Thousand Five Hundred Fifty-two and no/100

Dollars (\$ 3552.00 ) due and payable

In Forty-eight monthly installments of Seventy-four and no/100 (\$74.00) Dollars, beginning February 27, 1976, with final payment due January 27, 1980.

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 western side of West Belvedere Road and the southern side of Fairfield Road, near the City of Greenville, being known and designated as Lot No. 173 South Forest Acres, plat of which was prepared by Pickell & Pickell dated August 29, 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book GG at Page 81 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of West Belvedere Road at the joint front corner of Lots 173 and 174 and running thence with the joint line of said lots S 85-05 W 161.3 feet to an iron pin; thence N 11-01 W 57 feet to an iron pin on the southern side of Fairfield Road; running thence with the said side of Fairfield Road N 61-32 E 144.2 feet to an iron pin at the intersection of Fairfield Road and West Belvedere Road and running thence with the curve of said intersection, the chord of which is (S 61-40 E 41.8 feet) to an iron pin on the western side of West Belvedere Road and running thence with the said side of West Belvedere Road S 4-55 E 91 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to that certain real estate mortgage dated September 11, 1970, and recorded in the R. M. C. Office for Greenville County in Volume 1166 of Real Estate Mortgages at Page 433.

OCT 14 11 22 AM '76  
DONALD S. TANKERSLEY  
R.M.C.

*Donna S. Tankersley*  
PYLE & PYLE  
OCT 14 '76  
*Oct. 16, 1976*  
*James K. Williams*  
WITNESS  
*James K. Williams*  
WITNESS



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.

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