

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

AUG 6 1 23 PM '74

MORTGAGE OF REAL ESTATE

DONNIE S. TAYLOR & WILLIAM FROM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, we, Bobby G. Carver and Betty Jo W. Carver, of State and County  
aforesaid;

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe A. Phillips

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of Thirty-Three Thousand Six Hundred Sixty and 10/100 Dollars

Dollars (\$33,660.00) due and payable  
a cash down payment of \$8500.00 on or before July 26th, 1974, payment of \$1000.00 acknowledged,  
the remaining \$7500.00 to be paid before Title and Mortgage are recorded. A cash payment of  
\$195.00 on Aug. 26th, 1974 and a like payment of \$195.00 cash on the 26th day of each and  
every successive month thereafter until paid in full. Payments shall first apply to interest  
and then to principal.  
with interest thereon from July 1st, 1974 at the rate of 6 3/4 per centum per annum, to be paid: Monthly

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, Paris Mountain Township, known as and being a part  
of the land conveyed to Joe A. Phillips by Deed of Jerry A. Phillips, dated Jan. 20th, 1951,  
and recorded in RMC Office of Greenville County in Book 429, at page 105. This lot or tract  
of land being more completely described according to a Plat and Survey made by T. T. Dill,  
Reg. C. E. & L. S. 104, dated May 10th, 1974 with the following metes and bounds to-wit:

BEGINNING on an old iron pin, joint corner with property of George A. League and run-  
ning thence N. 49-16 W. 47.3 ft. to a iron pin; thence N. 54-05 W. 52.4 ft. to a iron pin;  
thence with Carver property line N. 49-30 E. 50.0 ft. to a iron pin; thence N. 17-28 E.  
50.0 ft. to a iron pin; thence N. 05-00 W 48.3 ft. to a iron pin; thence N. 17-50 W. 470.0  
ft. to a iron pin, in line of Parks, et al property; thence with Parks, et al property line  
N. 55-00E. 985.0 ft. to a iron pin; thence S. 28-13 E. 715.0 ft. to a stone and iron pin;  
thence S. 37-55 W. 393.0 ft. to a point in branch (iron pin off-set 6 ft. to the Northwest ~~KINK~~  
side of I.P. Corner); thence down meanders of branch S. 51-51 W. 247.0 ft. to a iron pin  
on Northwest bank of branch; thence with League property line S. 78-38 W. 551.0 ft. to the  
point of beginning. Containing 18.7 acres, more or less.

This is a purchase money mortgage.

This property subject to Covenants of restrictions as recorded in RMC Office of  
Greenville County in Book 446, at page 05 and in Book, 480, at page 07; also subject to  
right of ways, easements and zoning ordinances of record or on the ground affecting this  
property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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.

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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