STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

CO. SACRIGAGE OF REAL ESTATE

ONLY

RHONARD REAL ESTATE

RHONARD REAL ESTATE

WHEREAS, TERRY L. PHILLIPS AND DORA D. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BRENDA R. GAULT

INTEREST ONLY PAYABLE MONTHLY AT 8% PER ANNUM AND IN ACCORDANCE WITH NOTE THIS DATE SIGNED.

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 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, lying and being on the southwestern side of Circle Street (formerly Hill Street), at Taylors, and known and designated as Lot Number Twenty-One (21) of a subdivision known as "Chick Springs", plat of which is recorded in the RMC Office for Greenville County in Plat Book PPP, Page 17, said lot having such metes and bounds, as appear thereon.

This is the identical property conveyed to the mortgagor by deed of Brenda J. Raines a/k/a Brenda R. Gault to be recorded on even date herewith.

This mortgage is second and junior in lien to that certain mortgage held by Collateral Investment Company as recorded in the RMC Office for Greenville County in Mortgage Book 1097, Page 497 and assumed by the mortgagors with a current balance of \$3,774.86.

CONTROL TAX E 0 2. 1 2 12

SE14 79

161

Together with all and singular rights, members, herditaments, and oppurterances 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 lowfully seized of the premises hereinabove described in fec 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 whomspever lawfully claiming the same or any part thereof.

5 VO 000

[©] HOLLES BERTRANDES BY