

408 Hammond Rd
Greenville, SC 29651

1548 836

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.
AUG 11 2 36 PM '81
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: RONALD E. PHILLIPS AND LORRAINE E. PHILLIPS
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EUGENE E. HAMMETT AND DOROTHY W. HAMMETT
(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

Seven Thousand Five Hundred and no/100ths ----- DOLLARS (\$ 7500.00),
with interest thereon from date at the rate of n/a per centum per annum, said principal and interest to be repaid: within six months from the date hereof.

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,

ALL that parcel of land situate on the north side of a county road (known as Jones Mill Road) near the Town of Simpsonville, Greenville County, South Carolina, containing 3.7 acres, and having, according to a survey made by J. Don Lee, June 8, 1972, recorded in the Office of the RMC for Greenville County in Plat Book 4-Q at Page 148, the following metes and bounds, to-wit:

BEGINNING at a point in Jones Mill Road at the southwest corner of the tract of land herein described and runs thence N 18-40 E 460.7 feet to an iron pin; thence N 22-00 E 390.6 feet to an iron pin in the line of Satterfield property; thence with the line of Satterfield property S 83-08 E 74 feet to an iron pin; thence S 5-47 W 305.7 feet to an iron pin; thence S 2-32 E 441.2 feet to a nail and cap; thence along Jones Mill Road S 81-42 W 159.2 feet to a nail and cap in Jones Mill Road; thence still along Jones Mill Road S 83-40 W 198.8 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of Eugene E. Hammett and Dorothy W. Hammett, dated and recorded of even date herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
AUG 11 1981
STAMP
TAX
\$ 303.00

LOVE, THORNTON, ARNOLD & THOMASON
File # 26886 Att'y. O.M.C. Sec. 14
N. Owner: Ronald E. Phillips
Ref. Ex. # 555.1-1-19.2

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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