

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 928 PAGE 431

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gerald L. & Kathryn Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sterling Finance Company

(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 One thousand four hundred forty and no/100
2 1/2 monthly payments at 60.00 Dollars (\$ 1440.00) due and payable

with interest thereon from date at the rate of _____ 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

All that piece, parcel or lot of land, with the bulkdings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 19, Block F, Fair Heights Subdivision, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, page 257, and having according to said plat the following metes and bounds, to-wits

BEGINNING at an iron pin in the southeast intersection of Brookdale Avenue and Hanover Street, and running thence along Hanover Street S 53-40 E 150 feet to an iron pin; thence S 31-20 W 50 feet to an iron pin, joint rear corner of Lots 18 and 19; thence N 58-40 W 150 feet to an iron pin on the southeasterly side of Brookdale Avenue; thence along the southeasterly side of Brookdale Avenue N 31-20 E 5- feet to an iron pin, the point of beginning.

This is the same property conveyed to the Administrator by Metropolitan life Insurance Company by deed dated July 7, 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 677, at page 453.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.