

DEC 19 9 13 AM 1963

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DEED & MORTGAGE
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 944 PAGE 7

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, T. Forrest Bradford, Joe W. Hiller, B. B. Parks, Robert F. Patterson,
(hereinafter referred to as Mortgagor) is well and truly indebted unto George J. Phillips

(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 Thirteen Thousand, One Hundred and Thirty-One
and 33/100--- Dollars (\$13,131.33) due and payable

in monthly installments of Fifty (\$50.00) Dollars each, the first installment to become due one month after date, and the other installments to each become due at the expiration of each and every month thereafter until this note and interest has been paid in full

with interest thereon from date at the rate of 5 $\frac{1}{2}$ 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, in Paris Mountain Township, on Buncombe Road, containing seventeen acres, more or less, and shown on plat of Property of George Phillips made by R. K. Campbell, Reg. L. S. in June 1959, which plat is recorded in Plat Book 33, page 177, RMC Office for Greenville County, and being described, according to said plat, as follows:

BEGINNING at a point on Buncombe Road, at the joint corner of the property herein conveyed and property now or formerly of Hightower, and running thence N. 56-26 $\frac{1}{2}$ E. 1108.2 feet to iron pin at the corner of property heretofore conveyed by grantor George J. Phillips to mortgagors herein; thence S. 34-30 E. 776.9 feet to center of roadway; thence with roadway, S. 55-30 W. 1046.0 feet to point on Buncombe Road; thence with Buncombe Road, N. 38-56 W. 602 feet to the point of beginning.

This is a purchase money mortgage.

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.

This Mortgage Assigned to George Stephen Phillips
on 13 day of September 1969 Assignment recorded
in Vol. 1144 of R. E. Mortgages on Page 338