

BOOK 1117 PAGE 253
FILED
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

FEB 14 10 24 AM 1969

OLLIE F. WORTH
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

James E. Phillips and Barbara B. Phillips (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 Twenty Thousand Seven Hundred and No/100 ----- DOLLARS (\$20,700.00 -----), with interest thereon from date at the rate of Seven ----- per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, near the City of Greenville on the southwestern side of Richbourg Road and known and designated as Lot No. 13 of a subdivision known as Morningside, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE at Page 3, also Plat Book FF at Pages 84 and 85 and according to said plats has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Richbourg Road at the joint front corner of Lots Nos. 13 and 14 and running thence with the joint line of said lots S. 47-40 W., 200 feet to an iron pin; running thence S. 42-20 E., 125 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13 and running thence with the joint line of said lots N. 47-40 E., 200 feet to an iron pin on the southwestern side of Richbourg Road; running thence with the southwestern side of said road N. 42-20 W., 120 feet to an iron pin, point of beginning.

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.

SATISFIED AND CANCELLED OF RECORD

16th DAY OF NOV. 1968
Barbara B. Phillips
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:30 O'CLOCK P. NO. 11976

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 78 PAGE 1292