

STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **Walter R. Phillips Jr. & Carolyn J Phillips**, Mortgageor(s)
in consideration of a loan of this date in the amount of \$6900.00 payable in 60 monthly instalments of \$115.00
and to secure the payment thereof and any future loans and advances from the Mortgagee, **MUTUAL FINANCE CORPORATION OF GREENVILLE COUNTY**, to the Mortgageor(s) not exceeding a total amount
of \$7,600, and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortgagee,
at and before the making and delivery of this instrument, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said **MUTUAL FINANCE CORPORATION OF GREENVILLE COUNTY**, the following described real property:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying on the southeasterly side of Patricia Avenue, near the City of Greenville, South Carolina, being shown as Lot No. 13 on Plat of White Horse Heights, as recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "BB" at Page 135, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasterly side of Patricia Avenue at a point 179.7 feet southwest of the southerly corner of the intersection of Patricia Avenue and Range View Drive; said pin being at the corner of Lots 13 and 14; and running thence S. 41-08 E. 188 feet to an iron pin, corner Lots 13 and 15; thence S. 70-11 W. 199.5 feet to an iron pin, joint east corner of Lots 12 and 13; thence along the joint line of said Lots N. 19-18 W. 175 feet to an iron pin on the southeasterly Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. (See back)

TO HAVE AND TO HOLD said premises unto **MUTUAL FINANCE CORPORATION OF GREENVILLE COUNTY** and assigns forever, hereby binding our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the Mortgagee.

And It is Agreed by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And It is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

It is the intent and meaning of the parties that if Mortgageor(s) shall pay or cause to be paid unto Mortgagee all debts and sums of money secured hereby, with interest thereon, if any shall be due, then this deed of bargain and sale shall cease and be null and void. And Mortgageor(s) hereby assign, set over and transfer to Mortgagee and assigns, all of the rents and profits of the mortgaged premises, accruing and falling due from and after the service of a summons issued in an action to foreclose this mortgage after default in the conditions thereof.

And It is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS our HANDS and SEALS this 23 day of June, 1972

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

James H. ...
[Signature]

Walter R. Phillips Jr. (S.S.)
Carolyn J. Phillips (S.S.)

(S.S.)
(S.S.)

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Personally appeared before me *[Notary Name]* and made oath that *he* saw the within-named **Walter R Phillips Jr & Carolyn J Phillips**, and, as *he* act and deed, deliver the within-written Mortgage; and that with witness the execution thereof.

Sworn to before me this 23 day of June, A.D. 1972

[Notary Signature]
Notary Public for South Carolina (U.S.)
My Commission expires 7/1/1974

[Signature]

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
County of GREENVILLE

I, *[Name]*, do hereby certify unto all whom it may concern, that Mrs. **Carolyn J. Phillips** the wife of the within-named **Walter R. Phillips Jr.** did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto this within-named **MUTUAL FINANCE CORPORATION OF GREENVILLE COUNTY** and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal this 23 day of June, A.D. 1972

[Notary Signature] (U.S.)
Notary Public for South Carolina
My Commission expires 7/1/1974

Carolyn J. Phillips