MORTGAGE OF REAL ESTATE-Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED GREENVILLE CO.S. C.

STATE OF SOUTH CAROLINAS COUNTY OF GREENVILLE

MORTGAGE

ELIZABETH MIDDLE
TO ALL WHOM THESE PRESENTS MAY CONCERN: We. Frank B. Halter and Walter S. Griffin,

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Roy Wendell 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 One Hundred Twenty-six Thousand Three Hundred Seventy-seven and 11/10DOLLARS (\$ 126,377.11) with interest thereon from date at the rate of 6 per centum per annum, said principal and interest to be repaid as follows: Interest at 6% per annum shall be paid six (6) months in advance, semi-annually. Principal payments shall be \$6,318.86 annually until paid in full.

Purchasers reserve the right to pay all or any part of the balance of the principal at any time after January 10, 1973, with no penalty.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 scaling 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that emitain miose, parael Butler Township, Greenville County, South side of Brushy Creek Posa, containing 36. and having the following Actes and bounds, according to a plat of property of a. Well inted June 29, 1972, by Haright & Appositut 37, 1971 by Tri-State Tunneyors, and mo the K.H.J. for Treenville Junity to Tun corner of the higher 27 -หรือหลา <u>จใ</u>วกุ; "กก Phillips, and running the following courts at 1 distances: the stone of the sto are feet to an iron bin, thence die in the water bi ani ruanin owing dourses to an ira. tyense in pin, thence iron oin ゴビッン J 147.

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.