COMPLIED WITH LOE SOUTH CAROLINA AC

GREENVILLE, CO. S. C.

BOOK 1274 PAGE 689

HEY 7 4 40 PH '730 ALL WHOM THESE PRESENTS MAY CONCERN: MORTGACE OF REAL ESTATE

DONNIE S. TARKERSLEY

WHEREAS, Phillips Development Corporation, a corporation organized and existing under the laws of the State of South Carolina

thereinafter referred to as Mortgagor) is well and truly indebted unto
C. Douglas Wilson & Co., 201 East North Street, Greenville, South Carolina

(hereinafter referred to as Mortganee) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Million Two Hundred Thousand and No/100ths----

Dollars (§ 1, 200, 000. @ Que and payable

\$300,000.00 on July 15, 1973; \$300,000.00 on October 15, 1973; \$300,000.00 on January 15, 1974; and \$300,000.00 on July 15, 1974

WHEREAS, the Mortgagor may bereafter 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 end further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$5.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, its successors and assigns:

The Real Property described on Schedule A attached hereto and incorporated herein by reference:

Together with all and singular rights, members, hereditiments, and appartenances to the same belonging in any way facilient or apper-taining, and all of the rents, assume, and profits which may arise or be had therefrom, and including all heating, planding, and helding fixtures now or bereatter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual homobold frantine, be considered a part of the real estate.

TO HAVE AND TO TOLD, all and ringular the raid pretables unto the Mostgagee, its heir, successors and assigns, forever,

The Materior coverants that it is harfully set of the purely shorteness of such of in fee simple algorithm, that it has possed right and is limitely authors of to sell, convey in entended the same, and that the point is an effect and their of all liens and continuous except as provided have in The Mortager bother coverants to woman and force if here is the author the roll premiers into the Mortagager. forever, from and act led the Meditalian and all test one when sever lawfully claimed, the case or any part thereal,