

MORTGAGE

THIS MORTGAGE is made this 5th day of December 19 78, between the Mortgagor, ROBERT G. PHILLIPS & TERRI L. PHILLIPS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

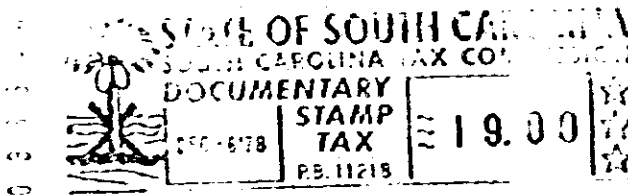
WHEREAS Borrower is indebted to Lender in the principal sum of FORTY-SEVEN THOUSAND FOUR HUNDRED FIFTY & 00/100----- Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, ...2009.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Lot no. 136 on plat of PINE BROOK FOREST SUBDIVISION, prepared by Charles K. Dunn, recorded in the RMC Office for Greenville County in plat book 4X at pages 48 and 49, and a more recent plat of Property of Robert G. Phillips and Terri L. Phillips, prepared by J. L. Montgomery, III, dated November 29, 1978, recorded in the RMC Office for Greenville County in plat book 6X at page 85, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Riddle Road, joint front corner with Lot no. 137 and running thence along the line of Lots 136 and 137, N. 8-45 W., 155.7 feet to an iron pin; thence S. 80-37 W., 80.0 feet to an iron pin at the joint rear corner of Lots 135 and 136; thence turning and running S. 19-21 W., 176.25 feet to an iron pin on Riddle Road; thence with the said Riddle Road, N. 81-01 E., 163.00 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Ray J. Molizon and Eunice J. Molizon, to be recorded of even date herewith.



which has the address of 136 Riddle Road, (Rt. 14) Greenville, S.C., 29605 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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