

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S. C.
1:07 PM '78
W. W. W. SLEAY

MORTGAGE OF REAL ESTATE

1479-304

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, TERRY L. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Commercial Mortgage Company, Inc.

(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 Ten thousand and no/100
-----Dollars (\$ 10,000.00); due and payable

on or before February 7, 1980

with interest thereon from date at the rate of 3% month per centum per ~~XXXX~~ to be paid: quarterly

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 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 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 being known and designated as a part of Lots 28 and 29 of the J. R. West property as shown on Plat recorded in Plat Book C at Page 190 in the RMC Office for Greenville County and being more currently shown on Plat entitled Don O. Rollins, Sr. dated October 25, 1978 by Webb Mapping and Surveying Company and being more fully described in accordance with said Plat to-wit:

BEGINNING at an iron pin on the western side of Ledbetter Street and being the southeastern corner of said Lot 28 and running thence along the southern side of Lots 28 and 29 S. 75-02 W. 120 feet to an iron pin; thence N. 16-34 W. 65.5 feet to an iron pin; thence N. 27-35 E. 58.01 feet to an iron pin; thence N. 74-25 W. 79.51 feet to an iron pin on western side of Ledbetter Street; thence along Ledbetter Street S. 16-34 E. 109.1 feet to an iron pin being the point of beginning.

This being the identical property conveyed to the Mortgagor by deed of Don O. Rollins, Sr. to be recorded of even date herewith in the RMC Office for Greenville County.

RECORDED
MORTGAGE COMPANY
GREENVILLE, S. C.

GC:O ----- SF 479 / 703

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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