

FILED
GREENVILLE CO. S. C.

OCT 31 11 27 AM '80

CONNOR BANKERSLEY
M.C.

MORTGAGE

BOOK 1522 PAGE 822

THIS MORTGAGE is made this 30th day of October, 1980, between the Mortgagor, John B. Phillips and Evelyn B. Phillips (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

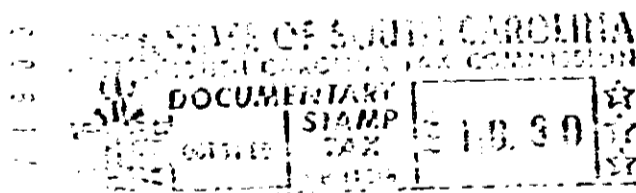
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and No/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.

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 lot of land in Greenville County, South Carolina, on the western side of Spring Forest Road near the City of Greenville, being shown as Lot No. 22 on plat of Spring Forest recorded in Plat Book XX at page 126, and further described as follows:

BEGINNING at an iron pin on the western side of Spring Forest Road, corner of Lot 21, and running thence with the western side of said Road N. 10-18 W. 48 feet an N. 0-12 E. 60.9 feet to an iron pin at corner of Lot 23; thence with line of said lot N. 69-28 W. 206.4 feet to an iron pin; thence S. 10-30 E. 179.9 feet to an iron pin at corner of Lot 21; thence with line of said lot S. 89-02 E. 168.8 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Vicki L. McKinney of even date to be recorded herewith.



which has the address of Lot No. 22 Spring Forest Sub/Div. Greenville, South Carolina (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 seized 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.

Vertical stamp on the right margin with the number 2180.

Vertical stamp on the right margin with the number 4328 RV-2.