



MORTGAGE

BOOK 1562 PAGE 573

THIS MORTGAGE is made this 18th day of January 1982 between the Mortgagor, Harold T. Phillips and Alice C. Phillips

(herein "Borrower"), and the Mortgagee, AMERICAN 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-one thousand, two hundred, twenty-one and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1987

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 piece, parcel or lot of land in the State of South Carolina, County of Greenville, lying on the northwestern side of Highway No. 142 (Adams Mill Road) and shown as Lot NO. 7 on a plat of the Sam Townes Holland property, recorded in the RMC Office for Greenville County in Plat Book MM, Page 192, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of S.C. Highway No. 142, at the joint front corner of Lots 7 and 8, and running thence with the joint-line of said Lots, N. 39-48 W. 238 feet; thence N. 45-17 E. 184 feet to an iron pin; thence along the joint line of Lots 6 and 7, S. 39-48 E. 238 feet to a point near the center of S.C. Highway No. 142; thence along the center of said Highway, S. 45-17 W. 184 feet to an iron pin at the point of beginning.

This is the same property conveyed by deed of R. C. Ayers, Sr. to Harold T. Phillips recorded 6/1/72, dated 5/31/72, in Volume 945, at Page 211, at the RMC Office for Greenville County, SC.

which has the address of Rt. #4, Box 218, Lot 7 Simpsonville SC 29681 (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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