

State of South Carolina }
COUNTY OF GREENVILLE } S. C.
GRF FILED
JUL 11 11 23 AM '82

Rt. 6
Box 864
Greer, S. C., 29651

To All Whom These Presents May Concern: I, Janice W. Shull

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to John W. Phillips and Cornelia M. Phillips

hereinafter called Mortgagee, in the full and just sum of

Twenty Five Thousand Two Hundred Twenty One (\$25,221.00)---- DOLLARS.

to be paid to be paid at the rate of \$300.00 per month, first payment due June 1, 1982 and payment on the 1 day of each month thereafter until paid in full.

with interest thereon from date at the rate of 8 per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot of land in Butler Township, County of Greenville, State of South Carolina, located about one mile north of Pelham and being shown as lot number THREE (3) on plat of property made for John W. Phillips by Charles K. Dunn T. T. Craig Keith Assoc., dated May 2, 1980 and having the following courses and distances, to wit:

Beginning on the joint front corner of lots 2 and 3 in center of what is known as Johns Road and running thence as the common line of said lots S. 47-36 W., 654.19 feet to a stone; thence along Duke Power Co. and Pelham Mills N. 76-16 W., 349.8 feet to Ballenger Creek; thence with creek, the creek the line N. 27-14 E., 108.9 feet, N. 09-14 E., 283.8 feet, N. 26-14 E., 297 feet and N. 54-34 E., 133.19 to center of bridge over creek; thence along the center of said road S. 53-56 E., 457.7 feet and S. 51-41 E., 150.05 feet to the beginning corner and containing 8.407 acres, more or less. This is the same conveyed to the within mortgagor by the within mortgagees, by deed to be recorded herewith.

It is agreed that if this mortgage is not paid in full before either John W. Phillips or Cornelia M. Phillips die, then any balance remaining at the time of the last one dying shall be considered paid in full and the executors or administrators of the last one dying is hereby directed to mark this mortgage paid in full.

That if the above described property is sold by the within mortgagor during the life time of the within mortgagees, the entire balance due on mortgage shall become due and payable.

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RECORDS DEPARTMENT

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