

OFFICE OF THE REGISTER OF DEEDS
GREENVILLE, SOUTH CAROLINA
DEC 17 3 15 PM '82
JONES

BOOK 1589 PAGE 387

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

MORTGAGE

THIS MORTGAGE is made this 13th day of December, 1982, between the Mortgagor, Michael and Linda R. Phillips, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$7192.57 (Seven thousand one hundred ninety-two and 57/100-----) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 January 1, 1988.....;

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, with all improvements thereon, of hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 142 as shown on plat of Coleman Heights, prepared by Terry T. Dill, dated February 1958, recorded in Plat Book RR at Page 115 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Alta Vista Circle at the joint front corner of Lots 141 and 142 and running thence with the common line of said lots, S 00-40 E 235.0 feet to an iron pin at the joint rear corner of said lots in line of this property and property of Mrs. Jan Bates; thence turning and running with the Bates property, S 89-26 E 150.2 feet to an iron pin at the joint rear corner of Lots 142 and 143; thence with the common line of said lots N 00-40 W 238.5 feet to an iron pin at the joint front corner of said lots on the southern side of Alta Vista Circle; thence with said Street, S 89-20 W 150.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Ward Phillips and recorded in the RMC Office for Greenville County on November 3, 1975 in Deed Book 1026 at Page 666.

This is a second mortgage and is Junior in Lien to that mortgage executed by Ward Phillips to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on November 14, 1973 in book 1295 at page 221.

STATE OF SOUTH CAROLINA
REGISTRY TAX COMMISSION
DOCUMENTARY STAMP
RECEIVED
DEC 17 1982
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which has the address of Rt. 4, Alta Vista Circle Travelers Rest,
(Street) (City)
South Carolina 29690 (herein "Property Address");
(State and Zip Code)

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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