

6035 Florida Ave
Box 15
Greenville, S.C.
STATE OF SOUTH CAROLINA

REC: 1591 PAGE 493

COUNTY OF Greenville

GR: FILED S.C. MORTGAGE OF REAL ESTATE
JAN 11 1983 10 44 AM '83
TO WHOM THESE PRESENTS MAY CONCERN:
M.C. BERSLEY

WHEREAS, RICHARD D. HILL

(hereinafter referred to as Mortgagor) is well and truly indebted unto DON R. PHILLIPS and ESSIE M. PHILLIPS

(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

Six Thousand and no/100----- Dollars (\$ 6,000.00) due and payable

Monthly in 59 equal payments of \$127.48 (inclusive of principal and interest) with a final 60th payment of \$126.48 (final payment of principal and interest) on January 1, 1988.

with interest thereon from date at the rate of Ten per centum per annum, to be paid: Monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Lots Nos. 233 and 234 as shown on a plat of Section No. 2, Caroline Court, dated November, 1953, by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 21, and having, according to said plat, the following description, to-wit:

BEGINNING on Marlana Avenue at the turn-around at joint front corner of Lots Nos. 232 and 233 and running thence 215 feet with the side line of Lot 232 to an iron pin at joint rear corner of Lots 232 and 233 and side line of Lot 186; thence running 132.9 feet with side line of Lot 186 to an iron pin at joint rear corner of Lots 186 and 233; thence running 277.9 feet, more or less, with rear corner of Lots 233, according to said plat, to iron pin at joint rear corner of Lots 233 and 234; continuing thence 309 feet, more or less, with rear line of Lot 234, according to said plat, to an iron pin; running thence 335 feet with side line of Lot 234 to an iron pin at joint rear corner of Lots 234 and 235; running thence 229.1 feet with side line of Lot 235 to iron pin at joint front corner of Lots 234 and 235 on Marlana Avenue; running thence 141.4 feet with line of said turn-around on Marlana Avenue to iron pin at joint front corner of Lots 232 and 233 on Marlana Avenue, the point of beginning.

This conveyance is subject to all covenants, conditions and restrictions recorded in the RMC Office for Greenville County in Volume 495, Page 523, and subject to any and all other existing and recorded easements, rights-of-way and restrictions affecting said property.

This being the same property conveyed to Mortgagor herein by deed of Don R. and Essie M. Phillips, dated January 7, 1983, and recorded Jan 10, 1983 in Book 1180 at Page 652, in the RMC Office for Greenville County.

JAN 11 83 1504

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JAN 11 83
TAX
PS 11213
02.40

Together with all and singular rights, members, herditaments, 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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