

MORTGAGE

1962

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOE D. PHILLIPS

Greenville, S. C.

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY COMPANY

, a corporation organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fourteen Thousand Three Hundred Dollars (\$ 14,300.00), with interest from date at the rate of five & one-fourth per centum (5 1/4 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-nine and 08/100 ----- Dollars (\$ 79.08), commencing on the first day of October, 19 62, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 19 92

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, lying on the east side of Marchant Road, as shown on plat entitled "Property of Joe Doyle Phillips" made by C. C. Jones, Engineer, August 8, 1962 and having according to said plat recorded in the RMC Office for Greenville County, S. C. in plat book AAA page 157, the following metes and bounds, to-wit:

Beginning at an iron pin in Marchant Road 461 feet more or less north from the corner of Hudson Road; thence with Marchant Road N. 8-49 W. 147.4 feet to an iron pin; thence N. 81-20 E. 217.8 feet to an iron pin; thence S. 8-40 E. 147.4 feet to an iron pin; thence S. 81-20 W. 217.8 feet to an iron pin in Hudson Road, the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

This Mortgage Assigned to The Matthews & Southern Life Ins. Co. on 11 day of May 19 63 Assignment recorded in Vol. 128 of R. E. Mortgages on Page 436