

The above described land is _____ the same conveyed to _____ by
_____ on the _____ day of
19 _____ deed recorded in the office of Register of Mesne Conveyance
for Greenville County, in Book _____ Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said
Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Gilbert M. Phillips and Lilly L. Phillips, their

Heirs and Assigns forever.

And I do hereby bind myself and my _____ Heirs, Executors and Administrators to warrant
and forever defend all and singular the said premises unto the said mortgagee, their _____ Heirs
and Assigns, from and against _____, _____ Heirs, Executors, Administrators and Assigns, and every person
whomsoever lawfully claiming, or to claim the same or any part thereof.

And I _____, the said mortgagor_____, agree to insure the house and buildings on said land for not less than
Ten Thousand and no/100 _____ Dollars, in a
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss
or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the
policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail
to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed
for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay
any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his
option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these
presents, that if I _____ the said mortgagor_____, do and shall well and truly pay, or cause to be paid unto the said
mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to
the true intent and meaning of the said note _____, then this deed of bargain and sale shall cease, determine,
and be utterly null and void; otherwise to remain in full force and virtue.