

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

JUL 9 4 34 PM 1964

MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 225

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. D. L. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. N. LESLIE, INC.

(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 Sixteen Hundred Ten and no/100-----  
Dollars (\$1610.00) ) due and payable

\$550.00 due and payable 30 days from date  
\$550.00 due and payable 60 days from date  
\$510.00 due and payable 90 days from date

with interest thereon from date at the rate of 6 per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor'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, near the City of Greenville, being known and designated as Lot #15 of a subdivision known as Welcome Acres, as shown on a plat thereof prepared by Piedmont Engineering Service, dated July 1963, and recorded in the R. M. C. Office for Greenville County in Plat Book DDD, at Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cole Road, joint front corner lots #15 and #14, running thence along the line of these lots, N. 30-19 W. 164.3 feet to an iron pin in the line of Lot #16; running thence N. 63-32 E. 90.1 feet to an iron pin on the western side of Branif Lane; thence along the western side of Branif Lane, S. 30-18 E. 135.5 feet to an iron pin at an intersection, which intersection is curved, the chord of which is S. 15-16 W. 35.0 feet to an iron pin on the western side of Cole Road; thence along the western side of Cole Road, S. 60-51 W. 65.0 feet to an iron pin, point of beginning.

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.

*Paid, Satisfied and Cancelled this 25<sup>th</sup> day of August, 1964.*

Wit:

*Nancy Craig*

*Sarah R. James*

*W. N. Leslie, Inc.*  
*by W. N. Leslie*

RECORDED AND INDEXED IN RECORDS

27 DAY OF Aug 1964

*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:45 O'CLOCK A.M. NO. 6309