

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } SS:**MORTGAGE**
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOE A. PHILLIPS AND LAVONIA J. PHILLIPS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (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**), with interest thereon from date at the rate of **six & one-half** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

OCTOBER 1, 1974

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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**, in **Bates Township** in the town of **Marietta** on the western side of U. S. Highway 276 as shown on plat by J. C. Hill dated November 8, 1963 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of U. S. Highway 276, also known as Cleveland Avenue, at the corner of property of B. F. Johnson, Sr. and running thence S. 81 W. 197.7 feet to an iron pin; thence N. 30 W. 25 feet to a point in the former dividing line between Joe A. and Lavonia J. Phillips and B. F. Johnson, Sr., and running thence N. 81 E. 200 feet to an iron pin on the western side of U. S. Highway 276; thence with said highway S. 3 E. 25 feet to the point of beginning. This is the same property conveyed to us by B.F. Johnson, Sr. in deed book 736, page 69.

ALSO: A right-of-way of ingress and egress 10 feet in width over the property of Joe A. and Lavonia J. Phillips which adjoins said tract above described on its northern boundary. Said right-of-way being 10 feet wide and 200 feet long. It is understood that the property out of which said easement is given is now mortgaged and said mortgages cover said right-of-way strip.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 25 PAGE 82

SATISFIED AND CANCELLED OF RECORD

2 DAY OF August 1974
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:49 O'CLOCK P. M. NO. 3360