

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: we, James Oscar Phillips and Marie Burns Phillips,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Albert Finch and Mary Tucker Finch, their heirs and assigns,

(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 ONE THOUSAND FOUR HUNDRED SEVENTY-FIVE and 00/100-----Dollars (\$ 1,475.00) due and payable

at the rate of 25.00 per month, payments to be applied first to interest, then principal, until full amount of said indebtedness, principal and interest, is paid in full.

with interest thereon from date at the rate of six 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 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, in Austin Township, being known and designated as a portion of tract no. 4 of property of Anderson, Inc., plat of said tract being recorded in the map office for Greenville County in Plat Book 1 at page 75, property conveyed herein herein, according to recent survey by Carolina Engineering & Surveying Company, the following metes and bounds, to-wit:

beginning at an iron pin in the center of County Road, said point of beginning being 491.5 feet in a northwest direction from S. C. Highway 14 and running thence with said County Road N. 70-45 W. 202.5 feet to an iron pin; thence with the joint line of tracts 3 and 4, S. 24-10 E. 570.0 feet to an iron pin; thence with the new line through tract no. 4, S. 51-10 E. 202.5 feet; thence S. 24-10 W. 41.4 feet to an iron pin, the said line corner, and containing 2.95 acres, more or less.

This being the same property conveyed to the Mortgagees herein by deed of Mortgagees herein to be recorded herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 in full and satisfied this 13th day of August, 1968.

*Albert Finch
Mary Tucker Finch*

*Witnesses R.W. Riley
Jeannette Sullens*

SATISFIED AND CANCELLED OF RECORD
14 DAY OF August 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:54 O'CLOCK A M. NO. 3851