

FEB 3 10 57 AM 1966

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1021 PAGE 375

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Dwain L. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frank Ulmer Lumber Company

(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 Three Hundred Seventy and No/100--Dollars (\$ 6,370.00) due and payable
Ninety (90) days from date hereof.

with interest thereon from ~~date~~ maturity at the rate of six (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, State of South Carolina, being known and designated as Lot No. 206 Orchard Drive, Orchard Acres Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ, page 143 and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Orchard Drive at the joint front corner of Lots Nos. 205 and 206 and running thence along the common line of said lots S 84-30 W 160 feet; thence with the rear line of Lot No. 206, N 1-59 E 58.3 feet; thence continuing with the rear line of Lot No. 206 N 11-06 E 44 feet to an iron pin; thence N 84-30 E 140 feet to an iron pin on the western side of Orchard Drive; thence with said Drive S 5-30 E 100 feet to an iron pin, the point of beginning.

This mortgage is junior in rank and lien to mortgage to Cameron-Brown Company dated December 31, 1964, recorded January 5, 1965, in Mortgage Book 982, page 543, RMC Office for Greenville County, S. C.

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.

SATISFIED AND CANCELLED OF RECORD
18 DAY OF Aug. 1966
Ellie Lammert
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 3:40 O'CLOCK P. M. NO. 4940

Lien Released By Sale Under
Foreclosure 18 day of Aug.
A.D., 1966. See Judgment Roll
No. J-7526.

E. Lammert
MASTER
Attest:
Ellie M. Smith
Deputy