

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VELMA SMITH-PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. ROBINSON, as Trustee of B. M. McGee will,

(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 00/100 ----- Dollars (\$ 6,000.00) due and payable

One Thousand (\$1,000.00) Dollars on principal one year from date and One Thousand (\$1,000.00) Dollars on principal each year thereafter until paid in full with the privilege to anticipate payment after one year without penalty.

with interest thereon from _____ date at the rate of six (6) per centum per annum, to be paid: semi-annually

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 between United States Highway No. 29 and Grove Road and being shown on Plat of property of Mortgagor prepared by Dalton and Neves, dated September, 1963; and having according to said Plat the following metes and bounds to - wit:

BEGINNING at an iron pin on the Western side of Grove Road at the corner of property of Chestnut Hills and running thence with the Western side of Grove Road N. 25-12 E. 251.5 feet to a pin at the intersection of Grove Road and Simpson Street; thence with the South side of Simpson Street N. 55-40 W. 621.1 feet to an iron pin on U. S. Highway No. 29; thence with the Eastern side of Highway No. 29 S. 16-03 W. 522.4 feet to an iron pin in line of Chestnut Hills; thence with the line of Chestnut Hills S. 82 E. 555.5 feet to the point of BEGINNING.

The above property was devised to the Mortgagor by David C. Phillips. See Apartment 820, File 4, Probate Judge's Office for Greenville County.

Together with all and singular rights, members, hereditaments, 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 May 20, 1966.
C. E. Robinson
as Trustee of B. M. McGee Will
Witness - Fletcher C. Mann*

SATISFIED AND CANCELLED OF RECORD

23 DAY OF May 1966

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

AT 3:10 O'CLOCK P. M. NO. 33314