

FILED
GREENVILLE CO. S. C.

BOOK 1054 PAGE 480

^{APR 11 4 11 PM '87}
Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina
CLERK OF COURT
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONALD E. PHILLIPS AND PATRICIA J. FERGUSON

(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 TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100ths-

DOLLARS (\$ 22,500.00), with interest thereon from date at the rate of 6 1/2 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.

APRIL 3, 1987

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 O'Neal Township, located about one-half mile west of Milford Baptist Church, bounded by lands of Dean Hudson, a tract reserved by the Grantor, by the Groce Meadow Road and the Milford Church Road, being shown on a plat made by John A. Simmons, Surveyor, dated October 12, 1961, recorded in Plat Book WW, page 331, R.M.C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at a nail in the Milford Church Road and running thence N 13-55 W 1000 feet to an iron pin; thence S 75-40 W 70.3 feet to an iron pin; thence S 14-20 E 312 feet to an iron pin; thence S 30-19 W 243.4 feet to an iron pin; thence S 11-00 W 90 feet to an iron pin; thence S 67-35 W 369 feet to an iron pin; thence S 90-45 W 372 feet to a nail in the Groce Meadow Road (iron pin back on line at 20 feet); thence with Groce Meadow Road, S 9-15 E 199 feet to a nail in Milford Church Road; thence with the said road as follows: S 86-20 E 115 feet; S 87-24 E 284 feet; N 87-25 E 182.6 feet and N 83-10 E 450.8 feet to the beginning corner, containing 9.15 acres, more or less. This being the same conveyed to us by deed recorded in the R.M.C. Office for Greenville County in Deed Book _____, page _____ (to be recorded of even date herewith).

THIS conveyance is subject to all rights of way and restrictions of record.

For Modification Agreement to this Mortgage see R. E. M. Book 1151 page 544.