

GREENVILLE
JUL 8 2 12 PM '70
OLLIE FARNSWORTH
R.M.C.

BOOK 1160 PAGE 152

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Joel R. Phillips

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of --TWENTY-THREE THOUSAND and NO/100----- DOLLARS (\$ 23,000.00), with interest thereon at the rate of eight (8%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty-five years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 Grove Township, about 7 miles southwest of the City of Greenville, and being known and designated as Lot Number 26 of the Property of Wm. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book 000 at Page 137, and having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Driftwood Drive at the joint front corner of Lots 26 and 25 and running thence with the southwestern side of Driftwood Drive, N. 34-41 W., 190 feet to a point at the front corner of Lot 26; thence S. 55-19 W., 239 feet to a point; thence N. 80-00 W., approximately 195 feet to a point in a branch at the rear corner of Lot 26; thence with said branch as a line approximately S. 3-11 W., approximately 208.6 feet to a point in said branch; thence continuing with said branch approximately S. 67-14 E., approximately 67.9 feet to a point in said branch; thence still continuing with said branch approximately S. 17-33 E., approximately 110.8 feet to a point in said branch at the joint rear corner of Lots 26 and 25; thence N. 55-19 E., approximately 501.6 feet to a point on the southwestern side of Driftwood Drive at the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.