

JUN 16 3 51 PM '71

BOOK 1195 PAGE 125

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH
COUNTY OF Greenville R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

C. L. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto

John F. Day

(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 Seven Hundred and No/100-----Dollars (\$ 6,700.00) due and payable

on or before ninety (90) days from date

with interest thereon from date at the rate of 8 per centum per annum, to be paid: at maturity

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, being known and designated as 7.4 acres, more or less, located on Parnell Bridge Road as shown on a plat of the Property of C. L. Phillips dated April 4, 1963, by C. C. Jones, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on a stone corner on Parnell Bridge Road at the joint front corner of property now or formerly owned by Parnell, running thence N. 80-30 E. 656.3 feet to an iron pin; running thence N. 39-30 E. 475 feet to an iron pin; running thence N. 32-15 W. 178.5 feet to an iron pin; running thence N. 65-30 W. 295 feet to an iron pin on a Duke Power right-of-way; running thence with said right-of-way, S. 27-10 W. 509 feet to an iron pin; running thence S. 75-30 W. 361 feet to an iron pin; running thence S. 2-00 W. 195.5 feet to the point of beginning.

This mortgage is second to that one in favor of Motor Contract Company of record in the Office of the RMC for Greenville County in R. E. M. Book 1048, Page 377.

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.