GREENVILLEICO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HAY 17 1 42 PH '72 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORPTALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles C. Phillips,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust 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 One Thousand Eight Hundred Eighty-Three and 16/100 Dollars (\$ 1883.16) due and payable

in 36 monthly installments of Fifty Two and 31/100 (\$52.31) Dollars commencing on the 1st day of June, 1972, and on the same date of each successive month thereafter until paid in full:

as provided in note with interest thereon from date at the rate xtx/ সমান্ত সংস্থাত সংস্থাত সংস্থাত কৰিব সংস্থাত কৰিব বিশ্ব কৰিব সংস্থাত কৰিব বিশ্ব কৰিব সংস্থাত কৰিব বিশ্ব কৰিব সংস্থাত ক

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 sebt, 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, Chick Springs Township, being known and designated as Lot No. 24 of Enoree Hills, as shown on plat thereof by C. O. Riddle, Surveyor, dated July, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book "MM", at page 197, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Burgess Drive at the joint front corner of Lots Nos. 24 and 25 and running thence along the line of Lot No. 25 S. 2-41 W. 184.9 feet to an iron pin; thence N. 74-50 W. 132 feet to an iron pin on the eastern side of Enoree Circle; thence along Enoree Circle N. 7-07 W. 64.8 feet and N. 2-41 E. 68 feet to an iron pin at the corner of the intersection of Enoree Circle and Burgess Drive; thence around the corner of said intersection and following the curvature thereof, the chord being N. 47-45 E. 35.3 feet, to an iron pin on the southern side of Burgess Drive; thence along Burgess Drive S. 87-19 E. 115 feet to the beginning corner.

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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.