

MORTGAGE OF REAL ESTATE—Offices of Price & Post, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE NORTH MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAWRENCE S. PHILLIPS AND SANDRA M. (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
PHILLIPS

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND 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:

SIX THOUSAND FOUR HUNDRED FIFTY-SEVEN AND 92/100----- DOLLARS (\$ 6,457.92 ),  
due and payable in eighty-four (84) consecutive monthly payments of Seventy-Six and 88/100  
Dollars (\$76.88) each, and payable until paid in full, payments to be applied first  
to interest and then to principal, the interest being added to the principal at the  
commencement hereof,

with interest thereon from date at the rate of eight/ (8%) per centum per annum, to be paid: As set forth hereinabove

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,

ALL that piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, containing seven (7) acres and being Tract No. 1 on a plat of S. T. Eppes recorded in the R. M. C. Office for Greenville County in Plat Book "T", at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the Easterly side of Old Georgia Road at an iron pin at the joint front corner now or formerly of W. P. Meares, and running thence with said Road N. 0-15 E. 364.98 feet; thence still with said Road N. 2-00 E. 264 feet; thence still with said Road N. 26-15 E. 181.50 feet to an iron pin at the joint front corner of Tracts 1 and 2 on said plat; thence with the common line of said Tracts S. 50-45 E. 239.90 feet and S. 33 E. 153.12 feet to a point in a branch; thence continuing with the said joint line of Tracts 1 and 2 down and with the center of said branch the following traverses and distances: S. 50-00 E. 207.24 feet; S. 76-50 E. 122.10 feet and S. 40-30 E. 72.60 feet to a point in the line now or formerly of W. P. Meares; thence with the Meares line S. 73-00 W. 916.30 feet, more or less, to an iron pin on the Easterly side of Old Georgia Road, the point of beginning; being the same property conveyed to the Mortgagors by the deed of Bill R. Moore to be recorded herewith.

The foregoing property is conveyed subject to all restrictions, set-back lines, roadways, easements and rights-of-way, if any appearing of record on the premises or on the recorded plat which affect the property herein described.

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.