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MORTGAGE OF REAL ESTATE - Office of Land Records, William Todd & Mann, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE Nov 7 10 31 AM '10 TO ALL WHOM THESE PRESENTS MAY CONCERN.

ELIZABETH HIDDLE N.M.C.

WHEREAS, H. Ray Phillips and Lucille C. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand One Hundred Fifty and No/100ths

----- Dollars (\$ 2,150.00) due and payable

in 60 equal payments of \$50.19 per month. Payments to be applied first to interest and then to principal.

with interest thereon from date at the rate of seven per centum per annum, to be paid quarterly

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 Mortgagee in hand well and truly paid by the Mortgagor 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 and lying and being in Gastt Township, and being known and designated as Lot 19 as shown on a plat entitled Belle Meade Subdivision, and having, according to a plat by Piedmont Engineering Service, said plat being recorded in the REC. Office for Greenville County in Plat Book EE at Page 116 and 117, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of East Dorchester Boulevard at the joint front corner of Lots 19 and 20 and running thence with the line of Lot 20, N. 69-40 E. 167.4 feet to an iron pin; thence S. 21-43 W. 111.1 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence with the joint line of lots 18 and 19, S. 71 W. 85 feet to an iron pin on the eastern side of East Dorchester Boulevard; thence with the eastern side of East Dorchester Boulevard, N. 19 W. 80 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, 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 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 hereinafore 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 whatsoever lawfully claiming the same or any part thereof.