

REGISTRATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.

Account No. 475-03196-970

REAL ESTATE MORTGAGE

BOOK 1252 PAGE 81

ELIZABETH RIDDLE
R.M.O.

LEATHERWOOD, WALKER, TODD & MANN

TO ALL WHOM THESE PRESENTS-MAY CONCERN:

This mortgage, made this the 28th day of December, 1972,

by Charles H. Phillips and Jessie G. Phillips

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto AMERICAN CREDIT COMPANY OF Greenville

and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of

Seven Thousand Five Hundred and no/100 (\$ 7,500.00) Dollars,

as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 60 consecutive monthly installments of \$ 125.00 each; the first installment being due January 28,

19 73, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors or assigns, the following

described property situated in the County of Greenville, State of South Carolina:
All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in Monaghan Mill Village, Greenville County, S. C. being more particularly described as Lot 51, Section 2, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C. on December 20, 1948, recorded in the RMC Office for Greenville County in Plat Book S, Pages 179-181, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Thomas St. and running thence N. 3-11 E., 145 ft. to a point in an alley; thence S. 73-11 W., 75 ft. to a point in said alley; thence S. 30-53 E., 134.8 ft. to the intersection of said alley with Thomas St.; thence along Thomas St., S. 86-49 E., 133 ft. to the beginning corner.

A portion of the lot fronting on Thomas St. now lies within boundary of said street. Being the same property conveyed to the grantors herein by deed dated August 15, 1963, recorded in the RMC Office for Greenville County in Deed Book 730, Page 43.

ALSO all that parcel or lot of land situate on the south side of a 15 ft. alley, near the city of Greenville in Greenville County, S. C., in Monaghan Mill Village, being shown as a portion of what was formerly a 15 ft. alley and a strip of land lying northwest thereof on plat of Section 2 of a subdivision of Victor-Monaghan Mills, made by Pickell & Pickell, Engineers December 20, 1948, recorded in the RMC Office for Greenville County, S. C. in Plat Book S, Pages 179-181, and having according to said plat and a survey made by Pickell & Pickell, Engineers, November 29, 1963, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of a 15 ft. alley at the joint rear corner of Lots 50 and 51 on plat of Section 2 of Victor-Monaghan Mills