

ATTEST
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GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1272 PAGE 206

EDMOND S. TINKERSLEY
P.M.C.

STATE OF SOUTH CAROLINA,)
County of Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Curtis J. Phillips & Sarah Phillips Mortgageor(s)
in consideration of a loan of this date in the amount of \$ 3552.00, payable in 48 monthly instalments of \$74.00,
and to secure the payment thereof and any future loans and advances from the Mortgagee, MUTUAL FINANCE
Corporation of Greenville County

to the Mortgageor(s) not exceeding a total amount
of \$7,500, and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortga-
gee at and before the sealing and delivery of this instrument, 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 MUTUAL FI-
NANCE Corporation of Greenville County

, the following described real property:
All that certain piece, parcel or lot of land, with the building and improve-
ments thereon, lying and being on the westerly side of Looper Street near the
City of Greenville, South Carolina and being designated as Lots Number 97 and
98 on plat of property of Larry Tracy Silver as recorded in the R.M.C.
office for Greenville County, South Carolina in Plat Book "ZZ" Page 47 and
having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the westerly side of Looper Street, joint front
corner of Lots 97 and 98, and running thence along the common line of said
Lots S71-20W 100 feet to an iron pin, joint rear corner of lots 98 and 99;
thence along the common line of said lots N18-40W 147.7 feet to an iron pin
on the southerly side of Jasmine Drive; thence with said Drive N72-30E 100.04
feet to an iron pin at the intersection of Jasmine Drive and Looper Street;
thence with Looper Street S18-40E 145.4 feet to an iron pin, the point of
beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging,
or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto MUTUAL FINANCE Corporation of Greenville
County and assigns forever, hereby binding our heirs, executors, and administrators, to warrant and
forever defend all and singular the said premises unto the Mortgagee.

And It is Agreed by and between the said parties in case of default in any of the payments of interest or principal as
herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And It is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and chargeable against said
property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured
by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

It is the intent and meaning of the parties that if Mortgageor(s) shall pay or cause to be paid unto Mortgagee all debts
and sums of money secured hereby, with interest thereon, if any shall be due, then this deed of bargain and sale shall
cease and be null and void. And Mortgageor(s) hereby assign, set over and transfer to Mortgagee and assigns, all of the
rents and profits of the mortgaged premises, accruing and falling due from and after the service of a summons issued
in an action to foreclose this mortgage after default in the conditions thereof.

And It is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the
Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this mort-
gage, and shall be included in judgment of foreclosure.

WITNESS HAND and SEAL this 3 day of April 1973

SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)

James R. Kelly
[Signature]

Curtis J. Phillips (L.S.)
Sarah Phillips (L.S.)
____ (L.S.)
____ (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me D. W. Curry
and made oath that he saw the within-named Curtis J. Phillips & Sarah Phillips, sign, seal, and,
as their act and deed, deliver the within-written Mortgage; and that with James R. Kelly
witnessed the execution thereof.

Sworn to before me this 3)
day of April , A.D. 1973)

[Signature] (L.S.)
Notary Public for South Carolina
My Commission expires 4/21/78, 19

[Signature]

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,)
County of Greenville)

I, James R. Kelly, do hereby certify unto all whom it
may concern, that Mrs. Sarah Phillips the wife of the within-named Curtis J. Phillips
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does
freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release
and forever relinquish unto the within-named MUTUAL FINANCE Corporation of Greenville
County and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all
and singular the premises within mentioned and released.

Given under my Hand and Seal this)
3 day of April , A.D. 1973)

[Signature] (L.S.)
Notary Public for South Carolina
My Commission expires 4/21/78, 19

Sarah Phillips (L.S.)