

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE } FILED GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE

SEP 26 4 45 PM '73 TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, W. Alvin Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vivian R. Bradford

(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 NINE THOUSAND FOUR HUNDRED AND NO/100-----

-----Dollars (\$ 9,400.00 ) due and payable  
\$89.84 November 1, 1973, and \$89.84 the first  
day of each month thereafter until paid in  
full.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly.

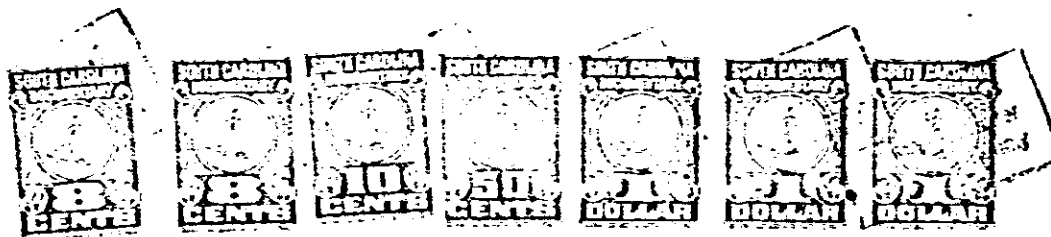
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, known and designated as Lot No. 74, as shown on a plat of the Subdivision of College Heights, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book P, Page 75.

AS a part of the consideration for this conveyance, grantee assumes and agrees to pay according to the terms thereof the note and mortgage made by George Alvin Harrison to C. Douglas Wilson & Co., dated February 23, 1954. The mortgage was recorded on February 23, 1954 in said R.M.C. Office in Mortgages Book 587, Page 407; it has been assigned to Metropolitan Life Insurance Company and there is due on the note and it a balance of Three Thousand One Hundred Three Dollars and no/100 (\$3,103.00).

THIS conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.



Together with all and singular rights, members, hereditaments, 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 therefrom, 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 Mortgagee forever, from and against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

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