

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY MORTGAGE
R.M.C.

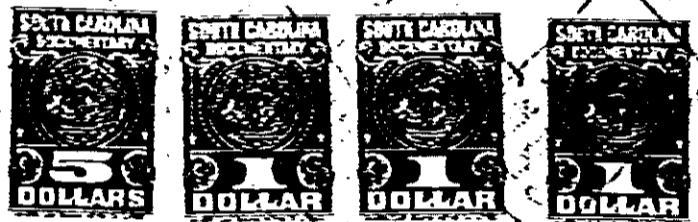
TO ALL WHOM THESE PRESENTS MAY CONCERN: Joe Phillips

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto First Piedmont 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 Twenty Thousand and No/100ths

----- DOLLARS (\$ 20,000.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

Said principal to be repaid six months from date. Said interest to be paid in advance.



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, being shown and designated as Lot 35 and a portion of Lot 34 of Section A on Plat of Gower Estates, recorded in the RMC Office of the Greenville County Courthouse in Plat Book QQ at Page 146 and 147 and being more particularly described on a Plat of Edith R. Phillips, prepared by Piedmont Engineering Service, dated September 28, 1961, recorded in Plat Book ZZ at Page 43 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Carolina Avenue at the joint front corner of Lots 35 and 36 and running thence along said Avenue S. 65-21 E. 140 feet to an iron pin; thence S. 24-39 W. 106.5 feet to an iron pin on a creek; thence with the center line of said creek the traverse of which is S. 57-31 W. 83.1 feet to an iron pin; thence N. 53-20 W. 148 feet to an iron pin at the joint rear corner of Lots 35 and 36; thence along the common line of said Lots N. 43-34 E. 153.8 feet to an iron pin, the point of beginning.

The above-described property was conveyed to the Mortgagor by Deed recorded in Deed Book 976 at Page 52.

The within described Mortgage is junior in lien to that Mortgage of Edith R. Phillips, dated September 30, 1961 and recorded in Mortgage Book 870 at Page 203.

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.

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