



Greenville
BOOK 1300 PAGE 235

Mortgage Deed - South Carolina - Jim Walter Homes, Inc.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

WHEREAS, Jerry C. Phillips and Jean D. Phillips, husband and wife

hereinafter called the Mortgagor, are well and truly indebted to JIM WALTER HOMES, Inc., hereinafter called the Mortgagee, in the full and just sum of Forty Thousand Three Hundred Two and No/100 Dollars, (\$40,302.00)

evidenced by a certain promissory note in writing of even date herewith, which note is made a part hereof and hereby incorporated by reference, payable in 180 monthly installments of Two Hundred Twenty-Three Dollars and 90/100 each, the first installment being due and payable on or before the 5th day of March, 1974, with interest at the rate of six per cent (6%) per annum from the date of maturity of said note until paid, and said Mortgagor having further promised and agreed to pay ten per cent (10%) of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms and tenor of said note, and also in consideration of THREE (\$3.00) DOLLARS to them in hand well and truly paid 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, all that tract or lot of land lying, being and situated in Greenville County, State of South Carolina and described as follows, to-wit:

All that certain piece, parcel or lot of land lying and being situate in the County of Greenville, State of South Carolina, containing 1.67 acres, more or less, as shown on plat of property surveyed for Jerry C. Phillips, by Carolina Surveying, Co. dated December 21, 1973, said plat to be recorded herewith, and being more fully described on said plat, as follows, to-wit: BEGINNING at a nail and cap, which is 257.4 feet in an easterly direction, from S.C. Hwy. #76; and running thence from said nail and cap N44-18W 180.2 feet to an Old Iron Pin; thence turning and running S43-10W 14 feet to an Old Iron Pin; thence turning and running N47-34W 175.3 feet to an Old Iron Pin; thence turning and running N53-34E 216 feet to an Iron Pin; thence turning and running S47-16E 258.3 feet to an Old Iron Pin; thence S37-45E 99.7 feet to Nail and Cap in center of aforesaid Latimer Mill Road; thence turning and running S55-01W 194.8 feet along said road to Nail and Cap, the point of beginning. Said property being bounded on the North and East by property of Leila W. Taylor, grantor, herein, on the West by property of Crumpton and Chasteen (now or formerly) and on the South by Latimer Mill Road.

This being a portion of the properties of grantor herein, evidenced by deeds recorded in Deed Book 152, Page 145; Deed Book 126, Page 13, and Deed Book 114, Page 159, recorded in the R.M.C. Office for Greenville County, South Carolina.