

FILED
JAN 22 4 35 PM '74
DONNIE S. TANKERSLEY
R.H.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William P. and Mary Ann R. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company, its Successors and assigns,

(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 Seven Thousand, Five Hundred and 00/100----- Dollars (\$ 7,500.00) due and payable

on demand,

with interest thereon from date at the rate of nine per centum per annum, to be paid: semi-annually

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:

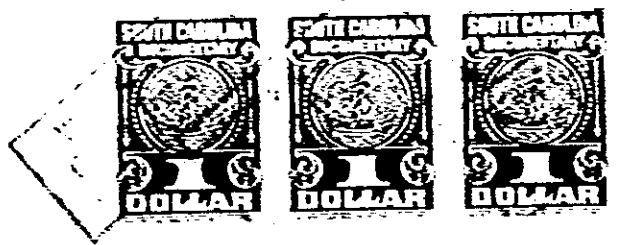
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 26 on a Plat of Shellstone Park by C. O. Riddle, R.L.S., dated August, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book PPP, Pages 176 and 177, and being more fully described, according to said Plat, to-wit:

BEGINNING at an iron pin on the Western side of Lawrence Avenue, at the joint front corner of Lots 25 and 26 and running thence with the joint line of said Lots, N. 57-36 E., 424 ft. to an iron pin on the line of Lot 27; thence with the line of Lot 27, S. 25-39 E., 340.8 ft. to an iron pin on Lafayette Avenue; thence with said Avenue, S. 62-16 E., 57.8 ft. to an iron pin; thence still with said Avenue, S. 58-14 E., 305 ft. to an iron pin at the intersection of Layfayette Avenue and Lawrence Avenue; thence with the curve of said intersection, the chord of which is N. 76-46 E., 35.4 ft. to an iron pin on Lawrence Avenue; thence with Lawrence Avenue, N. 31-46 E., 305ft. to the beginning.

The above described lot contains 3.12 Acres, more or less.

This is the same property to be conveyed to the mortgagors herein by Deed of Kenneth J. and Evelyn B. Wood to be recorded of even date herewith.



Together with all and singular rights, members, herditaments, 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 whomsoever lawfully claiming the same or any part thereof.

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