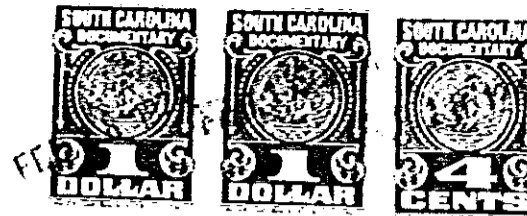


FEB 19 12 27 PM '74

DONNE S. TAMMERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN:

JONES A. PHIPPS AND
SARA R. PHIPPS

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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

FIVE THOUSAND ONE HUNDRED AND 10/100 ----- DOLLARS (\$ 5,100.00),

due and payable in 120 consecutive monthly payments, beginning March 15, 1974, in the amount of Sixty-four and 61/100 (\$.6461) each, and continuing each and every month until paid in full, payments to be applied to interest and then to principal,

with interest thereon from date at the rate of nine ^(9.0) per centum per annum, to be paid: As stated above

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,

ALL those pieces, parcels, or lots of land in Laklan Township, Greenville County, State of South Carolina, containing 2.94 acres and .38 acre, respectively, as shown on plat thereof by J. Coke Smith, Surveyor, dated October, 1946, and recorded in the R. M. S. Office for Greenville County in Plat Book 2, at Page 39, and being described together according to said plat as follows:

BEGINNING at an iron pin, joint corner of lands of Laurie Lois Allen and lands now or formerly owned by J. C. Rogers, which iron pin is also on the line of land now or formerly owned by J. V. Bradley, and running thence along Bradley's line N. 17-10 W. 524 feet to an iron pin, corner of land now or formerly owned by Rainey; thence along Rainey's line N. 51-00 E. 200 feet to an iron pin, corner of land now or formerly owned by Prichard; thence along Prichard's line, S. 14-00 E. 605.5 feet to an iron pin, corner of land now or formerly owned by W. H. Rogers; thence with Rogers' line, S. 73-30 E. 40.8 feet to an iron pin; thence continuing with Rogers' line, S. 16-30 E. 6 feet to a point in the center of a branch or drain, also corner of property now or formerly owned by Rogers; thence with Rogers' line and down said drain, S. 68-50 W. 76 feet; thence still with Rogers' line, S. 83-00 W. 113 feet to the beginning corner, containing in aggregate 3.32 acres, more or less; being the same property conveyed to the mortgagors by the deed of Joe A. Craine to be recorded herewith.

The above described property is conveyed subject to any and all easements, rights-of-way or restrictions of record or as may appear on the property.

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.