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MORTGAGE
JAN 24 1975
LONNIE S. TANKERSLEY

BOOK 1332 PAGE 1

KNOW ALL MEN BY THESE PRESENTS, that Ted D. Connor and Virginia Connor, his wife, of Greenville County, State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to A & A Discount Center, Inc., of Guilford County, State of N. C., hereinafter called the "Mortgagee", in the sum of 5556.60 DOLLARS (\$5556.60) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 84 monthly installments of 66.15 DOLLARS (\$66.15), the first payment commencing on the 5th day of January, 1975, and continuing on the same day of each month thereafter until fully paid, together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

ALL THAT certain piece parcel or Lot of land situate lying and being on the Northern side of Sunrise Drive in the City of Mauldin, Austin Township, Greenville County, State of South Carolina, Being shown and designated as Lot number twelve (#12) on a plat of "PROPERTY OF T. J. GARRETT AND G. S. GARRETT, MAULDIN, S. C." Made by C. C. Jones and Associates, Engineers, April 1955 and recorded in the R. M. C. Office of Greenville County in Plat Book Y at Page 92, reference to said plat being craved for a complete and detailed description thereof. Said lot is more particularly described on a plat of "PROPERTY OF TED D. CONNOR AND VIRGINIA H. CONNOR" made by R. K. Campbell, Engineer, Dated October 18, 1966 and recorded in the R.M.C. Office of Greenville County, South Carolina in Plat Book "NNN" at Page 72. reference also being made to this plat for a complete and detailed description of subject lot. This is the same property as was conveyed to the undersigned Margaret M. Phinney and Malcolm M. Phinney by deed of Thomas C. Hawkins as was recorded in the R.M.C. Office of Greenville County, South Carolina in Deed Book 657 at page 431 on the 26th day of August 1960. Subsequently on the 13th day of February, 1965 the said Malcolm M. Phinney died testate, dividing all his property to the undersigned Virginia Sherman Calvo Phinney as Trustee for his childred Bruce McKinzie Phinney and Craig Menefee Phinney, with trustee having absolute power and discretion to alienate property as she may see fit as appears in the files of the Probate Court of Greenville County, South Carolina in Apartment 895, File 14.

This conveyance is made subject to any and all restrictions, easements rights of way, conditions and covenants affecting said property.

This is the same property as conveyed to Ted D. Connor and Virginia H. Connor by deed from Virginia Sherman Calvo Phinney, as trustee, dated 10-19-66 and recorded in Book 808, Page 513 at the Clerk of Courts office in Greenville County, South Carolina.

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