

FILED
GREENVILLE CO. S. C.

JUN 4 3 29 PM '76

MORTGAGE

BOOK 1339 PAGE 383

BONNIE S. TANNERGLEY
R.M.C.

THIS MORTGAGE is made this 4th day of June 1976 between the Mortgagor, ERIC STEPHEN PHILLIPS AND WANDA L. PHILLIPS (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association of Greenville, a corporation organized and existing under the laws of the United States of America whose address is P.O. Box 10048, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1976 (herein "Note"), providing for monthly instalments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2001

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Sequoia Drive and the Western side of Farmington Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 146 as shown on a plat of Chestnut Hills, dated March, 1954, prepared by R. K. Campbell, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at page 35 (also Plat Book GG at pages 64 and 65) and having, according to said plats, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Sequoia Drive at the joint corner of Lots 145 and 146 and running thence along the Southern side of Sequoia Drive S. 88-18 E. 58.2 feet to an iron pin on the Southern side of Sequoia Drive; thence with the curve of Sequoia Drive and Farmington Road (the chord being S. 36-08 E. 46.9 feet) to an iron pin on the Western side of Farmington Road; thence with the Western side of Farmington Road S. 15-59 W. 114.8 feet to an iron pin; thence N. 88-18 W. 60 feet to an iron pin; thence with the line of Lot 145 N. 1-42 E. 150 feet to an iron pin on the Southern side of Sequoia Drive, the point of beginning.



which has the address of 106 Sequoia Drive Greenville, South Carolina (herein "Property / Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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