

FILED
GREENVILLE CO. S. C.
JUL 20 12 34 PM '76
DONNIE S. TANKERSLEY,
R.H.C.

BOOK 1373 PAGE 168

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
CHARLIE T. PHILLIPS AND ALICE M. PHILLIPS

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 NINE THOUSAND FIVE HUNDRED AND NO/100THS-----
DOLLARS (\$9,500.00-----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, South Carolina, on Beatrice Street, known as part of Lot No. 34 of Camillia Park No. 1 as shown on a plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book G at Page 225, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lot Nos. 33 and 34 and running thence N. 33-30 W. 60.75 feet to an iron pin at the intersection of Beatrice Street and a twenty foot alley; thence along said alley, N. 65-30 E. 188.4 feet to an iron pin on the South side of said alley; thence S. 24-30 E. 60 feet to an iron pin in the line of Lot No. 33; thence S. 65-30 W. 179 feet to Beatrice Street, the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by M. S. Pitts, duly recorded on July 20, 1976, in the RMC Office for Greenville County in Deed Book 1037 at Page 865.



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