

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: We, Floyd L. Phillips and Catherine M. Phillips

Greenville County, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

NCNB MORTGAGE SOUTH, INC.

, a corporation
organized and existing under the laws of South Carolina, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of -----Thirty Seven Thousand Five Hundred
and No/100----- Dollars (\$ 37,500.00), with interest from date at the rate of
Seven and one-fourth per centum (7 1/4%) per annum until paid, said principal and interest being payable
at the office of NCNB MORTGAGE CORPORATION, P.O. Box 10338
in Charlotte, North Carolina 28237, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of Two Hundred Fifty
Six and 13/100----- Dollars (\$ 256.13), commencing on the first day of
July, 19 77, and continuing on the first day of each month thereafter until the principal and
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
payable on the first day of June, 2007.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina;

All that certain piece, parcel or lot of land, situate, lying and being in the
County of Greenville, State of South Carolina, being known and designated as Lot 76,
Sheet One, Del Norte Estates on a plat thereof made by Piedmont Engrs., August 28,
1968, and recorded in the RMC Office for Greenville County, South Carolina in Plat
Book WW, at Pages 32 and 33, and having such metes and bounds as shown thereon.
Said Lot fronts 95.0 feet on the southeastern side of Del Norte Road, runs back in
parallel lines on its easterly and westerly lines to a depth of 140.0 feet; and is
105.0 feet across the rear.

This is the same property conveyed to the Mortgagors herein by deed of Rolk K.
Eichele recorded in the RMC Office for Greenville County, South Carolina in Deed
Book 1056, Page 241, on May 9, 1977.

It is agreed by all parties hereto that the carpet installed in the residence
of the above-described property is considered real estate.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned;

" SHOULD THE VETERANS ADMINISTRATION FAIL OR REFUSE TO
ISSUE ITS GUARANTY OF THE LOAN SECURED BY THIS INSTRU-
MENT UNDER THE PROVISIONS OF THE SERVICEMEN'S READJUST-
MENT ACT OF 1944 AS AMENDED, WITHIN SIXTY DAYS FROM
THE DATE THE LOAN WOULD NORMALLY BECOME ELIGIBLE FOR
SUCH GUARANTY, THE MORTGAGEE MAY, AT ITS OPTION, DECLARE
ALL MONIES SECURED HEREBY IMMEDIATELY DUE AND PAYABLE "