

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN E. PHILLIPS, JR. and DEBRA H. PHILLIPS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Thirty-Two Thousand and no/100-----

DOLLARS (\$ 32,000.00), with interest thereon from date at the rate of eight & one-half (8½%) per centum per annum, 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.

February 1, 2008

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 hereby 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 the State of South Carolina, County of Greenville, on the southwestern side of Beagle Club Road, being shown and designated as Tract No. 1 on plat of "Property of R. L. and Annie Sue Holcombe", prepared by C. F. Webb, Surveyor, dated April 14, 1976, recorded in Plat Book 5T at Page 17 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southwestern side of Beagle Club Road, said pin being 80 feet, more or less, north of South Carolina Highway No. 417 and running thence S. 53-30 W. 475.8 feet to an iron pin; thence N. 20-46 W. 580 feet to an iron pin; thence N. 64-14 E. 465.2 feet to an iron pin on the southwestern side of Beagle Club Road; thence with said road S. 20-08 E. 491.5 feet to the point of beginning.

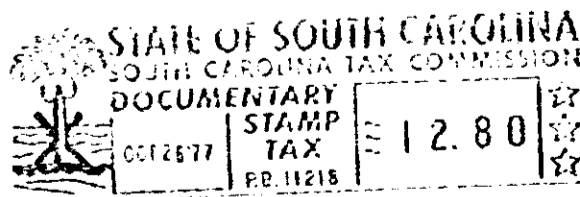
Derivation: Deed of R. L. Holcombe and Annie Sue Holcombe to the Mortgagors herein recorded May 17, 1976 in Deed Book 1036 at Page 408.

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John E Phillips Jr.
Debra H. Phillips

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