

MORTGAGE OF REAL ESTATE

Mortgagee's mailing Address: Route 8, Hood Road, Greenville, S. C. 29611

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

BOOK 1440 PAGE 805

COUNTY OF GREENVILLE

GREENVILLE CO. 10 10 1975

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Holland Reeves

(hereinafter referred to as Mortgagor) is well and truly indebted unto Beattie W. Phillips and Beatrice P. Waters

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00) due and payable

Payable in full on or before twelve months from date, together

with interest thereon from date at the rate of Eight per centum per annum, to be paid: at maturity

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 purposes:

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 certain 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

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, at the intersection of Old Easley Bridge Road and a County Road being known and designated as Lots Nos. 18 and 19 as shown on plat entitled "Property of Estate of Arthur J. Phillips, Deceased" being recorded in the RMC Office for Greenville County in Plat Book S at Page 97 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a County Road, joint front corner of Lots 19 and 20 and running thence with the joint line of said lots S. 53-12 E. 347.5 feet to an iron pin at the rear corner of Lot 13; running thence with the rear line of Lot 13 N. 40-30 E. 92.7 feet to an iron pin; thence along the line of Lot 18 N. 26-33 E. 660 feet to an iron pin on the southern side of Old Easley Bridge Road; thence with said road S. 66-43 W. 203 feet to an iron pin; thence continuing with said road S. 75-42 W. 221.4 feet to an iron pin at the intersection of said road and a County Road; thence with said County Road S. 35-14 W. 302.1 feet to an iron pin at the corner of Lot 19; thence continuing with said County Road S. 38-47 W. 92.4 feet to the beginning corner.

This being the same property conveyed to the mortgagor by the mortgagees by deed of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
\$ 06.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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