MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S.TANKERSLEY R.H.C.

WHEREAS,

ROBERT L. PHILLIPS AND SANDRA O. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(tereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date Lerewith, the terms of which are incorporated Lerein by reference, in the sum of THIRTEEN THOUSAND THREE HUNDRED SEVEN AND 28/100 ----
Dollars (\$ 13, 307.28) due and payable

said note being

according to the terms thereof, said note being incorporated herein by reference.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagore for such further surns 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 Mortgagoe 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 Scuth Carolina, Councy of Greenville, on the South side of Hunts Bridge Road, near the City of Greenville, and having, according to a survey made by W.R. Williams, Jr., dated August 13, 1973, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Hunts Bridge Road, and thence crossing said road with line of property now or formerly of Gibson, S. 12-11 W., 974.3 feet to an rion pin in the creek; thence following the creek as a line (the traverse line being S. 77-25 E., 114.4 feet) to a point in said creek at the corner of other lands of the grantor; thence with line of other land of the grantor, N. 26-24 E., 915.2 feet to an iron pin in the Hunts Bridge Road; thence with Hunts Bridge Road, N. 64-13 W., 331.2 feet to the beginning corner, and containing 5 acres, more or less, according to said plat.

THIS being the identical premises heretofore conveyed to the mortgagors by Deed of John H. Thornton and Ruby G. Thornton dated June 12, 1978 and recorded June 12, 1978 in Deed Book 1080 & Page 913 in the R.M.C. Office for Greenville County.

The mailing address of the mortgagee herein is: P.O. Box 544
Travelers Rest, S.C. 29690

STAMP = 05.3 C TAX

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Together with all and singular rights, members, hereditiments, 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 rich 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 Mortgagoe, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described it ree 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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