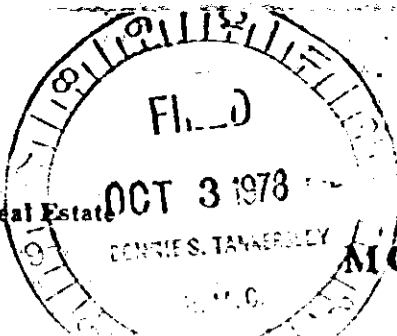


FIRST
Mortgage on Real Estate



BOOK 1446 PAGE 174

MORTGAGE

1321268
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert Hugh Phillips and

Rachel D. Phillips

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Ten Thousand six hundred ninety four and 40/100

DOLLARS

(\$ 10,694.40), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is (eight) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

11 that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the western side of Watkins Road, near the city of Greenville, being shown as Lot 17 on a plat of Western Hills, recorded in Plat Book QQ, at Page 99, and described as follows:

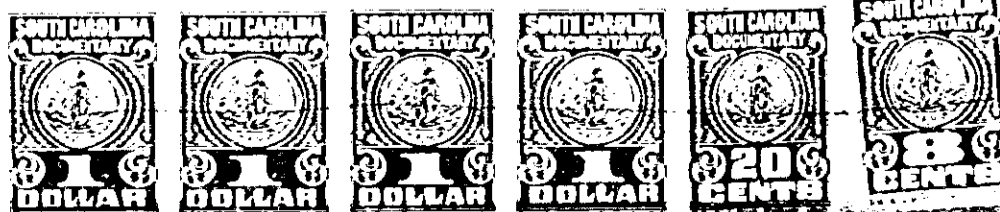
Beginning at an iron pin on the western side of Watkins Road 90 feet south from El Paso Drive, at the corner of Lot 18; and running thence with the western side of said road S. 29-13 E. 90 feet to iron pin; corner of Lot 16; thence with the line of said lot S. 60-47 W. 214.3 feet to iron pin; thence N. 5-44 W. 98.2 feet to iron pin; corner of Lot 18; thence with the line of said lot N. 60-47 E. 175 feet to the beginning corner.

Being the same premises conveyed to the grantor by deed recorded in Deed Book 649, Page 342.

This is the same property conveyed by deed of W. D. Shedd dated 6-29-60, recorded 6-30-60 in volume 653 page 367.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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 part of the real estate.



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