

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

FILED
GREENVILLE CO. S. C.

BOOK 1440 PAGE 437

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BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 1st day of November,
19 78, between the Mortgagor, Larry A. Phillips and S. Susan Phillips
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, a corporation organized and existing under the laws of the United States
of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand
Six Hundred and 00/100-- (\$43,600.00) Dollars, which indebtedness is evidenced by Borrower's
noted dated November 1, 1978 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage,
grant and convey to Lender and Lender's successors and assigns the following described property located
in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, being known and designated as Lot No. 103 of a
subdivision known as Canebrake I and shown on plat thereof being recorded in the
RMC Office for Greenville County in Plat Book 5-P at Page 28 and having, according to
said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northwestern side of Bunker Hill Road, joint
front corner of Lots Nos. 103 and 104 and running thence with the northwestern side of
Bunker Hill Road N. 43-14 E. 74.23 feet to an iron pin at the intersection of Bunker Hill
Road and Saratoga Drive; thence with the curvature of said intersection the chord of
which is N. 6-09 W. 34.18 feet to an iron pin on the southwestern side of Saratoga Drive;
thence with the southwestern side of Saratoga Drive N. 54-00 W. 110.50 feet to an iron
pin at the joint corner of Lots Nos. 102 and 103; thence with the line of Lot 102 S. 48-00 W.
82.00 feet to an iron pin at the joint rear corner of Lots Nos. 103 and 104; thence with the
joint line of said lots S. 46-26 E. 142.36 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of J. A. Bolen,
as Trustee for James W. Vaughn, J. A. Bolen and College Properties, Inc., trading as
Batesville Property Associates, II, a joint venture, of even date, to be recorded herewith.

which has the address of 119 Bunker Hill Road, Greer
(Street) (City)
South Carolina (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all
the improvements now or hereafter erected on the property, and all easements, rights, appurtenances,
rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and
all fixtures now or hereafter attached to the property, all of which, including replacements and additions
thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the
foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein
referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will
warrant and defend generally the title to the Property against all claims and demands, subject to any
declarations, easements or restrictions listed in a schedule of exceptions to cover therein any title insurance
policy insuring Lender's interest in the Property.

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