

1400 11330

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Mortgagee's address: Route 3
Easley, S.C.
29640

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.
OCT 25 11 37 AM '79
DONNY S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Zane G. Phillips and Sarah E.

Phillips

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

WHEREAS, the Mortgagor is well and truly indebted unto Cemp B. Garrison and Mary
A. Garrison

(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 Forty Thousand and no/100ths

----- DOLLARS (\$ 40,000.00).

with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid: \$334.58 PER MONTH BEGINNING NOVEMBER 10, 1979 and \$334.58 ON EACH SUCCESSIVE TENTH DAY OF THE MONTH THEREAFTER UNTIL PAID IN FULL WITH PAYMENT TO BE APPLIED FIRST TO PRINCIPAL AND THEN TO INTEREST.

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, IN Grove Township, containing 3.92 acres, more or less, lying on the southern side of State Highway 294 and being more particularly described according to a survey prepared by J. C. Smith dated July 16, 1948, recorded in the R.M.C. Office for Greenville County in Plat Book T at Page 197 as follows:

BEGINNING at a point in the south side of State Highway No. 294 and running thence S. 6-20 W. 839 feet to a point in a branch; thence up the branch as the line 210 feet, more or less, to a point; thence N. 6-20 E. 794 feet to a point in the south side of State Highway No. 294; thence with said Highway, S. 89-20 E. 208.75 feet to the point of BEGINNING.

DERIVATION: Deed of C. M. Mease and Pauline F. Mease as recorded in Deed Book 710 at Page 262 on November 6, 1962.

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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 considered a part of the real estate.

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