

MORTGAGE OF REAL ESTATE -

BOOK 1507 PAGE 378

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
S. C.
1:25 PM '80
SHERIFF
PHILLIPS

WHEREAS, Linda S. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances R. Stotsky

(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 Two Thousand Five Hundred and No/100 Dollars (\$ 2,500.00) due and payable

On demand.

with interest thereon from date hereof at the rate of Ten (10) 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

ALL that piece, parcel or lots of land in Chick Springs Township, Greenville County, State of South Carolina, as shown on Plat entitled "Property of Donald Barry and Linda Sue Phillips, made by Gould and Associates, dated July 6, 1979 and recorded in the RMC Office for Greenville County, S.C. in Plat Book 7-L at Page 3. The within property is composed of a portion of Lots 33, 34 and 51 on a Plat of Property of B. Perry Edwards with said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F. at page 43.

~~This is a portion of the property conveyed to the Grantors by deeds of Ruth Noblitt Turner recorded in the RMC Office for Greenville County, South Carolina, as follows: Deed Book 741 at Page 423, on February 5, 1964; Deed Book 1104 at page 386, on June 8, 1979; and Deed Book 677, at page 465 on July 11, 1961.~~

Derivation: Taylor and Jean Holden, Deed Book 1108, Page 388, recorded August 1, 1979;
Donald Barry Phillips, Deed Book 1128, Page 904, recorded July 10, 1980

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 01.00

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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