

RECORDED  
13 PM '80  
GREENVILLE  
S.C.

BOOK 1500 PAGE 720

# MORTGAGE

THIS MORTGAGE is made this 1st day of August 1980, between the Mortgagor, RONNIE J. PHILLIPS and REBECCA B. 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 201 North Main Street - Anderson, South Carolina 29621 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand Nine Hundred, Fifty, and 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2000

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, with all buildings and improvements, situate, lying and being on the northeastern side of a county road in Dunklin Township, Greenville County, South Carolina, containing 1.26 acres, as shown on a plat of PROPERTY BELONGING TO COLUMBIA BAPTIST CHURCH, made by John C. Smith and J. Coke Smith, Surveyors, dated August 17, 1949, recorded in the RMC Office for Greenville County, S. C., in Plat Book V, page 50, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of a county road at the corner of property now or formerly owned by Dr. G. L. Martin, and running thence with the line of said property, S. 52-30 E., 475 feet to an iron pin; thence S. 51-45 W., 233 feet to an iron pin on said county road; thence along the northeastern side of said county road opposite property now or formerly owned by McCullough, N. 24-00 W., 475 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Columbia Baptist Church, et al, to be recorded simultaneously herewith.

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which has the address of Route 3, Honea Path  
[Street] [City]  
S. C. 29654 (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 seised 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 coverage in any title insurance policy insuring Lender's interest in the Property.

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