

FILED
GREENVILLE CO. S. C.
OCT 6 10 46 AM '80
DONNIE TANKERSLEY
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MORTGAGE

THIS MORTGAGE is made this 7th day of October, 1980, between the Mortgagor, Wayne Thomas Phillips and Debra Towe Phillips (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

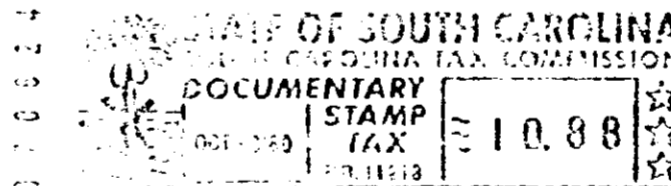
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 7, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010;

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 lying in the State of South Carolina, County of Greenville, shown as Part of Lot 71 and 72 on plat recorded in Plat Book GGG at page 16, and shown as as Part of Lot 71 and Part of Lot 72 on Thornwood Acres, Plat No. 2, recorded in Plat Book MM at page 105 and having such courses and distances as will appear for Lot 71 on Plat Book GGG at page 16, as follows:

Beginning at a point in the line of Lot 70 on Maywood Drive, and running thence N. 14-52 W. 150.6 feet to an iron pin; thence N. 73-10 E. 100.1 feet to a point; thence S. 14-52 E. 154.4 feet to an iron pin on Maywood Drive; thence along Maywood Drive, S. 75-08 W. 100 feet to an iron pin, the point of beginning.

Being the same property conveyed by Calvin D. Roach and Cathy A. Roach by deed recorded herewith.



which has the address of 20 Maywood Drive, Taylors, S. C. 29687 (Street) (City) (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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