

GREENVILLE CO. S. C.  
OCT 28 1 57 PM '81  
DONNIE STANKERSLEY  
R.M.C.

BOOK 1555 PAGE 766

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT E. PHILLIPS AND CLARA F. PHILLIPS

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED FEDERAL SAVINGS & LOAN ASSOCIATION

201 Trade Street, Fountain Inn, S.C. 29644

(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 Ten Thousand Eighty-Three and 04/100ths

Dollars (\$ 10,083.04) due and payable

as set forth by note of mortgagors of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per note

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 for 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, being known and designated as a portion of Lot #39 and all of Lot #40 as shown on a plat of PINE VALLEY ESTATES, prepared by Dalton & Neves in February, 1960, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pinehurst Drive, joint corner with Lots #40 and #41, and running thence along the common line of Lots #40 and #41, S. 28-0 E., 160 feet to an iron pin, joint rear corner of Lots #40 and #41; thence turning and running along the rear portion of Lot #40, S. 62-0 W., 49.1 feet to an iron pin; thence S. 62-0 W., 20 feet to an iron pin, joint rear corner with Lot #39; thence continuing along the rear of Lot #39, S. 40-44 W., 80.7 feet to a point; thence turning and running N. 39-46 W., 192.2 feet to a point, on Pinehurst Drive; thence turning and running with said Drive, N. 57-19 E., 92.5 feet to an iron pin, joint front corner with Lot #40; thence continuing along said Drive, N. 62-0 E., 90 feet, to the point of beginning.

THIS is the same property conveyed to the Mortgagors by deed of W. David Ridgeway, Jr. and Frances M. Ridgeway as recorded in the RMC Office for Greenville County in Deed Book 810, page 464 on December 13, 1966.

THIS mortgage is second and junior in lien to that mortgage between Robert E. Phillips and Clara F. Phillips to C. Douglas Wilson and Company as recorded in the RMC Office for Greenville County in Mortgage Book 992, page 159, recorded on April 22, 1965.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
OCT 28 1981  
TAX  
FEB. 11218  
0404

2002081 1420

4.0001

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and 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 that 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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