

FILED
DEC 22 1981
RMC

SECOND
MORTGAGE

BOOK 1560 PAGE 299

THIS MORTGAGE is made this 1st day of December 1981, between the Mortgagor, J. Gaynor Phillips and Mary O. Phillips (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six thousand nine hundred fifty five and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 1, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1987;

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 lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 4, according to a plat entitled "Heritage Lakes Subdivision" by Heamer Engineering Co., Inc., recorded in Plat Book 6-H at Page 17 in the RMC Office for Greenville County and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southerly side of Harness Trail.

This is the same property as that conveyed to the mortgagors on even date by deed of Sandra F. Chandler, and recorded in Deed Book 1126, page 602, RMC Office for Greenville County.

This is the same property conveyed by deed of Sandra F. Chandler, dated and recorded 5/29/80, in volume 1126, page 602 of the RMC Office for Greenville County, SC.

which has the address of 107 Harness Trail, Simpsonville, S.C. 29681 (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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