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DEPT. OF REVENUE
GREENVILLE

MORTGAGE

BOOK 1572 PAGE 718

THIS MORTGAGE is made this 9th day of June, 1982 between the Mortgagor, Susan G. Phillips (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1992.

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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the North side of Longview Terrace, being shown as Lot No. 14 on plat of Forest Heights, made by Dalton & Neves, Engineers, June, 1946, recorded in the RMC Office for Greenville County, S. C. in Plat Book P, at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Longview Terrace at the joint front corner of Lots Nos. 13 and 14 and running thence with the joint line of said lots, N. 26-42 E. 143 feet to an iron pin in the center of a 10 foot strip reserved for utilities at corner of Lot No. 15; thence along the center of said strip and with line of Lot No. 15, S. 43-33 E. 143 feet to an iron pin on the Northwestern side of Longview Terrace; thence with the curve of Longview Terrace, the chords of which are S. 57-32 W. 56.5 feet; thence S. 80-52 W. 54.6 feet; and N. 76-06 W. 63.2 feet to the point of beginning.

This is the same property conveyed to William Roy Phillips, III, and Susan G. Phillips by deed of Louis L. Crawley and Anne D. Crawley dated June 6, 1978, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1080, at Page 574; subsequently, the said William Roy Phillips, III, conveyed his one-half undivided interest in and to the subject property to the Mortgagor herein by deed dated May 11, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1148, at Page 868.

which has the address of 409 Longview Terrace, Greenville, S. C. 29605 (herein "Property Address");
(Street) (City) (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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