

GREENVILLE CO S.C

JUN 7 12 49 PM '83

DONNIE S. W. SLEY
R.H.C.

MORTGAGE

BOOK 1610 PAGE 341

THIS MORTGAGE is made this 1st day of June, 1983, between the Mortgagor, Roger L. Phillips and Ruth P. Phillips (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

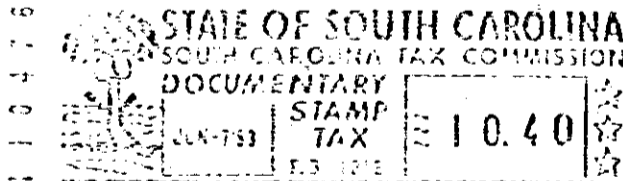
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003.

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Cinderella Lane and being known and designated as Lot No. 29 of Enchanted Forest as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "YY", at Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cinderella Lane at the joint front corner of Lots Nos. 29 and 30 and running thence along the joint line of said lots N 29-12 W 165 feet to an iron pin; thence N 60-48 E 85 feet to an iron pin; thence S 29-12 E 165 feet to an iron pin; thence along the northern side of Cinderella Lane S 60-48 W 85 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Lloyd W. Gilstrap as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 844, Page 285, on May 17, 1968.



which has the address of 109 Cinderella Lane, Greenville, (Street) (City)
SC 29611 (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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