

FILED
GREENVILLE CO, S. C.

Oct 24 12 11 PM '83 MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1983, between the Mortgagor, Ronald E. Phillips and Lorraine E. Phillips, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Five Hundred Twenty Seven and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 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 October 31, 1993.....;

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 those pieces, parcels or lots of land, with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the northern side of the Jones Mill Road, near Simpsonville, in Austin Township, Greenville County, South Carolina, being shown and designated as 14.7 acres on a plat of the PROPERTY OF H. B. COOPER, made by J. Don Lee, Surveyor, dated May 15, 1972, bounded on the east by property now or formerly owned by A. R. Satterfield, on the south by the right-of-way of Jones Mill Road and on the west by property now or formerly owned by A. R. Satterfield, said property consisting of four separate subdivided tracts therefrom containing 3.7 acres, 3.7 acres, 3.8 acres and 3.5 acres, shown on plats of said components recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-Q, at Pages 146, 147, 148, and 149, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Ronald E. Phillips and Lorraine E. Phillips by the following deeds and dates of recorded, to-wit: Deed Book 1140, page 530 on January 9, 1981; Deed Book 1140, Page 528 on January 9, 1981; Deed Book 1153, Page 393 on August 11, 1981 and Deed Book 1167, page 879 on June 2, 1982.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$ 73.04

which has the address of Jones Mill Road, 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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