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GREENVILLE S.C.
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DONNIE W. WATKINS
R.M.C.

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MORTGAGE

010-320615-0

THIS MORTGAGE is made this 28th day of October, 1983, between the Mortgagor, William P. and Mary Ann R. 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 \$15,085.04 (Fifteen Thousand Eighty Five and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, known and designated as Lot 26 on a Plat of Shellstone Park by C. O. Riddle, R. L. S., dated August, 1967, and recorded in the RMC Office for Greenville County in Plat Book PPP, Pages 176 and 177, and being more fully described, according to said Plat, to-wit:

BEGINNING at an iron pin on the Western side of Lawrence Avenue, at the joint front corner of Lots 25 and 26 and running thence with the joint line of said Lots, N. 57-36 E., 424 ft. to an iron pin on the line of Lot 27; thence with the line of Lot 27, S. 25-39 E., 340.8 ft. to an iron pin on Lafayette Avenue; thence with said Avenue, S. 62-16 E., 57.8 ft to an iron pin; thence still with said Avenue, S. 58-14 E., 305 ft. to an iron pin at the intersection of Lafayette Avenue and Lawrence Avenue; thence with the curve of said intersection, the chord of which is N. 76-46 E., 35.4 ft. to an iron pin on Lawrence Avenue; thence with Lawrence Avenue, N. 31-46 E., 305 ft. to the beginning.

This being the same property conveyed to the mortgagor by deed of Kenneth J. Wood and Evelyn B. Wood and recorded in the RMC Office for Greenville County on 01/22/74 in Deed Book 992 at Page 552.

All those certain pieces, parcels or lots of land lying in the State of South Carolina County of Greenville, being known and designated as Lot 25, containing 3.1 Acres and Lot No. 27, containing 2.9 Acres, as shown on a Plat of Shellstone Park by C. O. Riddle, R.L.S., dated August, 1967, recorded in the RMC Office For Greenville County in Plat Book PPP, Pages 176 and 177, with reference being made to said Plat for a full description as to metes and bounds.

This being the same property conveyed to the mortgagor by deed of J. R. Richardson and recorded in the RMC Office for Greenville County on 03/18/74 in Deed Book 995 at Page 481.

This is a second mortgage and is Junior in Lien to that mortgage executed by William P. and Mary Ann R. Phillips which mortgage is recorded in RMC Office for Greenville County on which has the address of Route 2, Shellstone Park, Fountain Inn, South Carolina 29644 (herein "Property Address"), 03/18/74 in Book 1304 at Page 500.

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 seized 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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