

MORTGAGE

FILED  
GREENVILLE CO. S. C.

MAY 11 10 56 AM '84  
THIS MORTGAGE is made this 30th day of April 1984 between the Mortgagor, Mike E. Phillips and Carol R. Phillips R.M.C. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

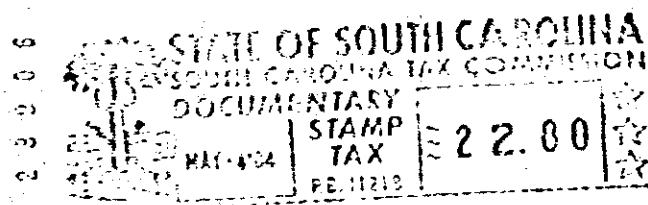
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand and no/100 (\$57,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014;

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, located in the County of Greenville, State of South Carolina, being shown and designated as Lot #10 on a plat of property entitled, "Property of George L. Coleman, Jr." said plat being recorded in the RMC Office of Greenville County in Plat book 7-H at page 56 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Williams at the joint front corner of Lots #9 and #10 and running thence with the line of Lot #9 S. 18-31 E. 203.7 feet to an iron pin; thence N. 73-04 E. 130 feet to an iron pin at the joint rear corner of Lots #11 and #10; thence with the line of Lot #11 N. 18-30 W. 207.2 feet to an iron pin; thence with the Southern side of Williams Road N. 71-29 E. 130 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the mortgagors herein by deed of Poinsett Federal Savings and Loan Association, said deed being dated April 4, 1984 and recorded in the RMC Office of Greenville County in Deed book 1211 at page 811.



which has the address of Lot #10 Williams Road Travelers Rest (City) South Carolina 29690 (State and Zip Code) (herein "Property Address");

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.

2 MY 4 84

738

4.0001

0000

1328-N-2