

WILKINS, WILKINS &
NELSON

DOUGLAS E. PHILLIPS
MARTHA P. MURDOCH
TO
SOUTHERN EQUITY
MORTGAGE, INC.
MORTGAGE OF REAL
ESTATE

VOL 1687 PAGE 826

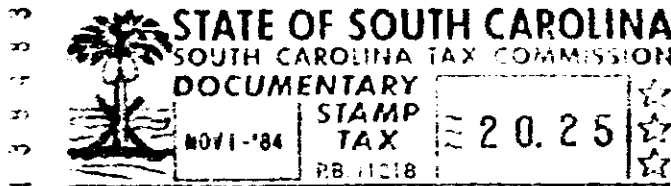
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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 31, 1984. The mortgagor is Douglas E. Phillips and Martha P. Murdoch ("Borrower"). This Security Instrument is given to Southern Equity Mortgage, Inc., which is organized and existing under the laws of South Carolina, and whose address is 745 N. Pleasantburg Dr., P.O. Box 16059, Greenville, S.C. 29606 ("Lender"). Borrower owes Lender the principal sum of SIXTY SEVEN THOUSAND FIVE HUNDRED and no/100 Dollars (U.S. \$67,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 01, 1999. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being designated as Lot 26, Block G, of NORTHGATE HEIGHTS as shown on recent plat made by Carolina Surveying Co. dated Oct. 30, 1984 recorded in the RMC Office for Greenville County in plat book 11-A page 67.

This is the same property conveyed to mortgagors by Marie L. Harrison and Maria H. Thiess, as Trustee, by deed of even date herewith, to be recorded.



which has the address of 12 West Avondale Dr. Greenville
(Street) (City)
South Carolina 29609 ("Property Address");
(Zip Code)

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3041 12/83

FBCGSTDSC
Modified as of 6/1/84

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