

First Mortgage on Real Estate

MORTGAGE

JUN 27 12 31 PM '11

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, George J. Phillips and Jerry A. Phillips
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Five Thousand Two Hundred and No/100 - - -
DOLLARS (\$ 5,200.00), with interest thereon from date at the rate of five (5%)
per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Paris Mountain Township, being situate on the Northeast side of U. S. Highway No. 25 (the Buncombe Road), about 7 miles North of Greenville, and having the following metes and bounds as shown on Plat by W. P. Morrow recorded in the R.M.C. Office for Greenville County in Plat Book FF, at page 15, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on said Highway, and running thence N. 46-30 E. 217.5 feet thence N. 46-30 E. 1619 feet to an iron pin; thence N. 71-15 E. 980 feet to x on rock; thence S. 28-15 E. 650 feet to an iron pin; thence S. 55-30 W. 2623 feet to an iron pin on said Highway; thence with said Highway, N. 39-20 W. 602 feet to the beginning.

The above is the same property conveyed to the Mortgagor by his Father Jerry A. Phillips, recorded in Deed Book 469, page 241, R.M.C. Office for Greenville County, and Jerry A. Phillips is joining in the execution of this Mortgage because of the recitation contained in said Deed.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.