CREENANTER CONTER

MORTGAGE

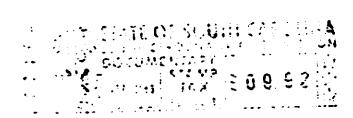
OORNII R. M. C.	A
19 83 between the Morteagor. Kenneth A.	Philips
(he	rein "Borrower"), and the Mortgagee,
AMERICAN FEDERAL SAVINGS AND LOAN A	SSOCIATION a corporation organized and existing
under the laws of THE UNITED STATES OF A	MERICA whose address is 101 EAST WASHINGTON (herein "Lender").
Zikėet čkėsuširis zoni ii rykoriyy -	(nerein "Lenuer").

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, Austin Township, Town of Simpsonville, situate, lying and being on the west side of Agewood Drive and being known and designated as Lot No. 433, Section Y, Sheet Two on a plat of WESTWOOD Subdivision, prepared by Piedmont Engineers and Architects, dated November 28, 1972, and recorded in the RMC Office for Greenville County in Plat 300k 4-X at Page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Agewood Drive at the joint corner of Lots 433 and 434 and running thence along the line of Lot 434, N 37-09 N 140 feet to an iron pin; running thence S 02-50 N 86 feet to an iron pin; running thence along the line of Lot 432, S 87-09 E 140 feet to an iron pin on the west side of Agewood Drive; thence along said Drive, N 02-50 E. 86 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property one-half interest of which was conveyed to the Mortgagor herein by general warranty deed of William W. Albert, Jr. and Rebecca S. Albert and recorded in the RMC Office for Greenville County on March 2, 1977 in Deed Book 1051 at page 935. The remaining one-half interest of the above property was conveyed to the Mortgagor herein by general warranty deed of Kathryan F. Phillips and recorded in the RMC Office for Greenville County on April 12, 1933 and recorded in Deed Book 1186 at Page 231.



which has the address of 302 Agewood Dr. Simpsonville, S. C. 29681
(Seven) (Cap)

(State and 219 Code) (herein "Property Address")

To Have and to Houn 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".

Bigrower covenants that Borrower is lawfully served of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencombered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, casements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA : 10 14 HO . 5 TO FAVA FINING UNIFORM INSTRUMENT

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