REAL ESTATE MONTHLY INSTALLMENT MORTGAGE 30.1517 ± 3793

State of South Carolina,

FILED GREENVILLE OF S.C

County of ___GREENVILLE

JUL 26 3 45 PH '83

TO ALL WHOM THESE BREGENTS: MAY CONCERN:

SEND GREETINGS:

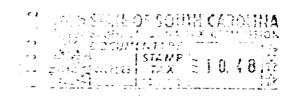
WHEREAS, XX we the said Alva R. Phil	lips and Elizabeth T. Phillips	hereinafter
called Mortgagor, in and by my, our certain		
firmly held and bound unto the Citizens and Sou	uthern National Bank of South Carolina,	Greenville
S. C., hereinafter called Mortgagee, the sum	of \$26,179.48 plus interest	t as stated in the note or
obligation, being due and payable in120	equal monthly installments	s commencing on the 31
day of August		
WHEREAS, the Mortgagor may hereafter bed	come indebted to the said Mortgagee for	r such further sums as may
be advanced to or for the Mortgagor's account	for taxes, insurance premiums, public a	assessments, repairs, or for
any other purposes:	·	

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any NOW, KNOW ALL MEN. That the Mortgagor, in consideration of the antesant cept, and include to secure the payment dieters, 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 Doltars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee and also in consideration of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and and before the seating and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained. 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Ayrshire Drive and being known and designated as Lot No. 16 on plat of SPRING FOREST Subdivision, Section II, recorded in the RMC Office for Greenville County in Plat Book BBB at Page 34 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Gerald Stanley Rose and Sharon Elsey Rose recorded in the RMC Office for Greenville County in Deed Book 853 at Page 4 on September 24, 1968.

THE mailing address of the Mortgagee herein is P. O. Box 1449, Greenville, S.C. 29602.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual chousehold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its beirs, successors and assigns, forever

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully It is mortgagor covenants that it is sawroup seriou of the promises are free and clear of all liets and encumbrances except as provided herein. The authorized to sell, convey or encumber the same, and that the premises are free and clear of all liets and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

The Mortgagor further covenants and agrees as follows:

(I) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This merigage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage of the Mortgager by montgage debt and shall be payable on demand of the Montgagee unless otherwise provided in writing

(2) That it will keep the improvements now existing or hereafter created on the morrgaged property insured as may be required from time to time (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby assign to the Mortgagee the Mortgagee. whether due or not

(5) That it will keep all improvements now existing or hereafter erected in good repair, and, on the case of a construct in loan offset it will only of the construction until completion without interruption, and should it fail to do so, the Mongagee may, at its continuous enter up in said premiers make whatever repairs including the completion of any construction more underway, and charge the expresses it is upon repairs. The completion of any construction more underways, and charge the expresses it is upon repairs.

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