

FILED  
RECORDED  
DECEMBER 1984  
R.M.C.

**MORTGAGE**

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THIS MORTGAGE is made this 10th day of January  
19 84, between the Mortgagor(s) Philip Anthony Ellis  
205 Hawthorne Drive, Simpsonville, South Carolina, 29681  
(herein "Borrower"), and the Mortgagee, Manufacturers Hanover Financial Services of SC, Inc.  
2420 Mall Drive, Suite 202, Charleston, South Carolina, 29418  
(herein called "Lender").

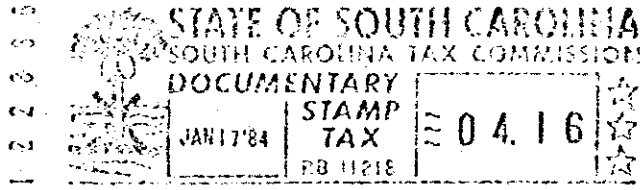
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,353.16  
which indebtedness is evidenced by Borrower's note dated January 10, 1984  
and extensions and renewals thereof (herein "Note"), with the balance of the indebtedness, if not sooner paid,  
due and payable on January 15, 1994;

TO SECURE to Lender 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, 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, situate, lying and  
being on the north side of Hawthorne Drive, in the County of  
Greenville, State of South Carolina, being shown and designated  
as Lot 65 on a plat of Greenbrier by Charles F. Webb, September 1957,  
recorded in the RMC Office for Greenville County in Plat Book QQ  
at Page 65, and having according to said plat the following metes  
and bounds, to-wit:

BEGINNING at a point on the north side of Hawthorne Drive, joint  
front corner of Lots 65 and 66, and running thence along the  
common line of said Lots No. 6-20 W. 203 feet to a point joint rear  
corner of Lots 65 and 66; thence S. 83-40 W. 100 feet to a point,  
joint rear corner of Lots 64 and 65; thence along common line of  
said Lots S. 6-20 W. 203 feet to a point on the north side of  
Hawthorne Drive; thence along Hawthorne Drive N. 83-40 E. 100 feet  
to the point of beginning.

This being the same property conveyed to the Mortgagor by deed of  
Martha H. Ellis dated December 19, 1983 and recorded December 29, 1983  
in Deed Book 1203, page 398, in the RMC Office for Greenville County,  
S.C.



which has the address of 205 Hawthorne Drive Simpsonville  
(Street) City  
South Carolina, 29681 (herein "Property Address");  
(Zip Code)

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 and rents, all  
of which 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 hereinafter  
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, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all  
claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:  
1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest  
indebtedness evidenced by the Note and late charges as provided in the Note.  
2. **Taxes, Assessments, and Charges.** Borrower shall pay or cause to be paid all taxes, assessments and other  
charges, fines and impositions attributable to the Property which may attain priority over this Mortgage, and  
leasehold payments or ground rents, if any.

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