

GREENVILLE  
JUL 23 8 41 AM '84  
WILLIAM H. HANLEY

**MORTGAGE**

Loan #03-3340651

THIS MORTGAGE is made this 18th day of July,  
1984, between the Mortgagor, Robert E. Phillips and Clara F. Phillips,  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of  
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein  
"Lender").

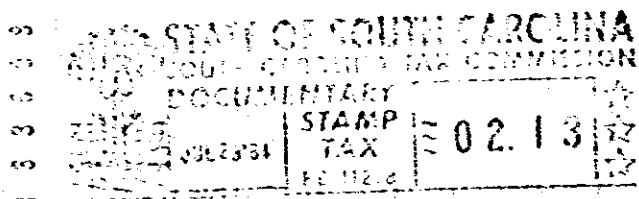
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven thousand eighty one  
and thirteen cents (7081.13) Dollars, which indebtedness is evidenced by Borrower's  
note dated 07-18-84, (herein "Note"), providing for monthly installments of principal  
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 07-31-1989  
.....;

TO SECURE to Lender (a) 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, and (b) the repayment of any future advances, with interest thereon, made to Borrower by  
Lender pursuant to paragraph 21 hereof (herein "Future Advances"), 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 those certain pieces, parcels or lots of land in the Town of  
Mauldin, State of South Carolina, County of Greenville, being known  
and designated as Lots Nos. 39 and 40 of Subdivision known as PINE  
VALLEY ESTATES, Section 1, according to plat prepared for William  
L. Costner, Developer, by Dalton & Neves, dated February, 1960,  
recorded in Plat Book MM at Page 138 and having, according to said  
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pinehurst Drive at the joint front corner  
of Lots Nos. 38 and 39 and running thence with Pinehurst Drive, N. 57-19  
E. 95 feet to an iron pin; thence continuing with Pinehurst Drive, N. 62-0  
E. 90 feet to an iron pin at the joint front corner of Lots Nos. 40 and  
41; thence with the joint line of Lots Nos. 40 and 41, S. 28-0 E. 160  
feet to an iron pin; thence S. 62-0 W. 49.1 feet to an iron pin; thence  
S. 40-44 W. 100.7 feet to an iron pin at the joint rear corner of Lots  
Nos. 38 and 39; thence with the joint lines of Lots Nos. 38 and 39,  
N. 40-28 W. 193.4 feet to the beginning corner.

Being the same property conveyed to mortgagors by deed of W. David  
Ridgeway, Jr. and Frances M. Ridgeway, dated December 9, 1966 and  
recorded in the R.M.C. Office for Greenville County on December 13,  
1966 in Deed Book 810 at Page 464.



which has the address of Pinehurst Drive, Mauldin,  
(Street) (City)  
South Carolina (herein "Property Address");  
(State and 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,  
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."

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

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