

Address of mortgagee: #3 Eastgate M.H.P.
Greer, SC 29651

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEMORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Herbert Speck

(hereinafter referred to as Mortgagor) is well and truly indebted unto Christine M. Phillips

(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 Seven Thousand Five Hundred and No/100

Dollars (\$ 7,500.00) due and payable

AS STATED IN NOTE OF EVEN DATE.

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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 purposes:

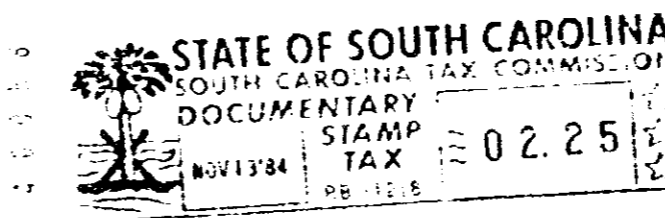
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, Greenville Township, lying northerly from McDowell Avenue or Street, and being part of the same conveyed to W. P. McGee by deed of H. H. Willis, May 12, 1941 and recorded in Vol. 234 Page 53 and part also of that conveyed to W. P. McGee by deed of H. H. Willis July 26, 1941 and recorded in Vol. 239 Page 2 and having the following courses and distances, to-wit:

BEGINNING at the southeastern corner of the W. A. Hammond lot on the eastern edge of McGee Drive and runs thence with said Drive, S. 22-25 E. one hundred ten (110) feet to iron pin; thence southwesterly (a new line) one hundred sixty-six (166) feet to iron pin on or in the other part of said McGee Drive; thence therewith about N. 44-12 W. one hundred twenty (120) feet to iron pin at corner Hammond lot; thence with the Hammond line northeasterly two hundred eleven and six-tenths (211.6) feet to the beginning point; and bounded northerly by the Hammond lot; easterly by said McGee Drive, southeasterly by other portion of No. 19 lot, and southwesterly by another prong of said McGee Drive.

This being the same property acquired by the Mortgagor by deed of Christine M. Phillips of even date to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS:

#3 Eastgate M.H.P.
Greer, SC 29651

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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 household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, 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 authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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