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STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

AUG 23 1976

DEEDS, TAX MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1288 PAGE 667

BOOK 41 PAGE 42

WHEREAS, We, James E. Phillips, Jr. and Ruth A. Phillips,

(hereinafter referred to as Mortgagor) is well and truly indebted unto **MOTOR CONTRACT COMPANY**  
**OFFICE Financial Services, Inc.**, its successors and assigns forever (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 Three Thousand/Seven Hundred/Forty-Four Dollars and No/100's\* Dollars (\$ 3,744.00 ) due and payable in monthly installments of \$ 104.00, the first installment becoming due and payable on the 6th day of Sept., 1973 and a like installment becoming due and payable on the same day of each successive month hereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum to be paid on demand.

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, and other charges, and

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Book 5081

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 157, on Plat of Section 11, of Wade Hampton Gardens, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "YT", at Page 179, and described as follows:

BEGINNING at an iron pin on the northern side of Holgate Drive, at the corner of Lot No. 158, and running thence with the northern side of said Drive 110 feet to iron pin at corner of Lot No. 156; thence with line of said Lot N. 15-27 W. 170 feet to iron pin at corner of Lot 119; thence with lines of Lots Nos. 119 and 118, N. 74-33 E. 110 feet to iron pin at corner of Lot No. 158; thence with line of said Lot S. 15-27 E. 170 feet to the beginning corner.

The within conveyance is subject to restrictions of record, and utility easements and rights-of-ways of record and on the ground.

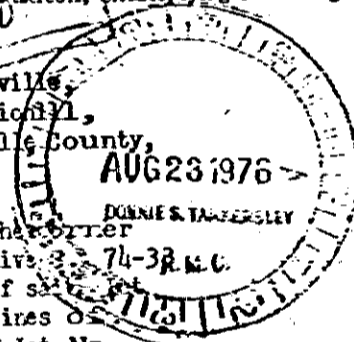


Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such 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 herein specifically stated otherwise as follows:

This is a second mortgage, being subject to that first mortgage given to First



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