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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE } ss:

Carolina National Mortgage Investment Co., Inc.
Post Office Box 10636
Charleston, South Carolina 29411

TO ALL WHOM THESE PRESENTS MAY CONCERN: David Gerald Phillips & Sharyn B.

Phillips
Greenville

of
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Carolina National Mortgage Invest-

ment Co., Inc. , a corporation organized and existing under the laws of South Carolina , hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Four Thousand Three Hundred and No/100-----Dollars (\$24,300.00-----), with interest from date at the rate of Nine-----per centum (9-----%) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc., P. O. Box 10636 in Charleston, South Carolina 29411 or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Ninety-Five and 62/100-----Dollars (\$ 195.62), commencing on the first day of August , 19 78, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2008

NOV, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

ALL of that certain lot of land, with all improvements thereon, lying on the northern side of North Estate Drive, in Gantt Township, County of Greenville, State of South Carolina, being shown as Lot 44 on a plat of Crestwood, Inc., prepared by J. C. Hill, Surveyor, dated February 28, 1949, and recorded in the R.M.C. Office for Greenville County in Plat Book S, Page 189, and being further shown on a plat of the property of David Gerald Phillips and Sharon B. Phillips, prepared by Carolina Surveying Company, dated June 13, 1978 and having, according to said plats, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northern side of North Estate Drive, the joint front corner of Lots 43 and 44 and running thence N. 25-15 W. 169.7 feet to an iron pin; thence N. 52-30 E. 105 feet to an iron pin; thence N. 88-30 E. 62.8 feet to an iron pin at the joint rear corner of Lots 44 and 45; thence running with the common line of said lots S. 5-35 W. 211.9 feet to an iron pin on the northern side of North Estate Drive, the joint front corner of said lots; thence running along North Estate Drive S. 80-50 W. 55 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Lela M. Mitchell dated March 12, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1015 at page 534.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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