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70-1695
JUN 16 1980
MORTGAGE S.C.

First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH B. PHILLIPS and
Joseph B. Phillips

FRANCIS P. PHILLIPS

(hereinafter referred to as Mortgagor) SEND(S) CREDITING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of THREE THOUSAND SEVEN HUNDRED FOURTEEN AND 71/100 DOLLARS (\$ 3,714.71), with interest thereon at the rate of 6 1/4 per cent per annum as evidenced by the Mortgagee's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twelve (12) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on either or no security;

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 Mortgagee in hand well and truly paid by the Mortgagor 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, on the Western side of Converse Street (formerly Circle Street) near the City of Greenville, being all of lot No. 5 and a small portion of Lot No. 4, as shown on plat of Hillside Heights made by R. E. Dalton September 1921, recorded in plat book F at page 100, and according to a recent survey prepared by J. C. Hill April 13, 1953 is described as follows:

BEGINNING at a stake on the Western side of Converse Street, at an iron pin at the joint front corner of Lot 5 and 6, and running thence with said street N. 10-36 E. 70 feet to an iron pin in the center of a joint driveway; thence with the center of said driveway N. 84-33 W. 100 feet to an iron pin; thence continuing with center of said driveway N. 89-58 W. 95.3 feet to an iron pin; thence S. 12-21 W. 50 feet to an iron pin, joint rear corner of lots 5 and 6; thence with joint line of said lots S. 80-47 E. 196 feet to the point of beginning.

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