

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. L. Cox ----- SEND GREETINGS:

Whereas, I the said M. L. Cox

in and by a certain Real Estate note in writing, of even date with these presents,

well and truly indebted to C. P. Phillips

in the full and just sum of three hundred dollars (\$300.00)

(\$ -----) Dollars, to be paid one year after date

This mortgage pd. 1940 in full. Jan. Mrs. Executive for Phillips Phillips

with interest thereon from date at the rate of 7 per centum per annum, to be computed and paid

annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note of this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said M. L. Cox

Maucha, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C. P. Phillips

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to

the said M. L. Cox

in hand well and truly paid by the said C. P. Phillips

*Jan. 40
Alice J. Jarrard
872*

at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

C. P. Phillips,

All that certain lot, tract, or parcel of land, being in the state and county aforesaid in Oneal Township, on the left side of Tiger River, being a part of the estate of my father, and having the following metes and bounds:-

Beginning on an iron pin in an old road, and runs thence along said old road S. 62 W. 390 feet to a point in said old road, thence S. 73 1/4 W. 569 feet to a point in old road, thence S 66 1/2 W. 218 feet to a stone in old road, thence S. 11 1/2 W. 36 feet to a stake in a branch, thence down and with the meanders of said branch as a line 330 feet to South Tiger River, thence down and with the meanders of said river as a line 2417 feet to a birch 3xom on left bank of river, thence N. 2 E. 712 feet to a sweet Gum 3xm, thence N. 9 1/2 E. 446 feet to an iron pin near barn, thence N. 3-3/4 W. 334 feet to a stake on right bank of road, thence N. 3 1/4 W. 367 feet to a stake in the intersection of roads, thence S. 45 W. 217 feet to an angle in old road, thence S56 W. 280.5 feet to a turn in old road, thence S. 45 1/2 W. 297.5 feet to a point in old road, thence S. 63 W. 258 feet to the beginning corner and containing forty-five (45) acres, more or less.