

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Elford Dean Phillips, of Greenville County, South Carolina SEND GREETINGS:

WHEREAS I, the said Elford Dean Phillips

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Seventeen Hundred & No/100

(\$ 1700.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Seventeen & No/100

(\$ 17.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind.

NOW, KNOW ALL MEN, That I, the said Elford Dean Phillips

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said Elford Dean Phillips

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the 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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, on the west side of the New Buncombe Road, about 7 miles from the City of Greenville, containing one acre, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of the new Buncombe Road, corner of J. Gary Drummond lot, and running thence with the line of said lot, S. 62-15 W. 210 feet to an iron pin 3x in Drummond line; thence N. 26-30 W. 210 feet to an iron pin; thence N. 62-15 E. 210 feet to an iron pin on the right-of-way of the new Buncombe Road; thence with the said right-of-way on the western side of the new Buncombe Road, S. 26-30 E. 210 feet to the beginning corner; being the same property conveyed to Elford Dean Phillips by Elizabeth Brown by deed dated March 18, 1938, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "202" at page 340.

PAID AND SATISFIED IN FULL
THIS DAY OF Oct. 1943
BY M. M. Howell
SECRETARY-TREAS.
WITNESSES:
Lattie West Galphin
Thomas J. Elford

#10248
RECORDED 20 4 1943
Ollie Jannaworth
AT 2:56 O'CLOCK
R.M.C. OF GREENVILLE COUNTY, S.C.