

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. J. Phillips, of Greenville, S.

WHEREAS I the said T. J. Phillips

in and by my certain promissory note, in writing, of even date with these presents, well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in full and true sum of One Thousand and No/100

(\$ 1,000.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

Ten and no/100 (\$ 10.00) Dollars upon the first

day of each and every calendar month hereafter in advance, 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, be immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fees, plus 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 (all of which is secured under this mortgage); and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said T. J. Phillips

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST 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 T. J. Phillips

in hand well and truly paid by the said FIRST 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 FIRST 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 Greenville Township, on the west side of the White Horse Road, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northwest intersection of the White Horse Road and a County road leading from the White Horse Road to the Easley Bridge Road, and running thence with the White Horse Road, N. 4-30 W. 70 feet to an iron pin; thence N. 88-10 W. 206.6 feet to an iron pin; thence S. 1-35 E. 69.9 feet to an iron pin on said County road; thence with said County road, S. 88-10 E. 210 feet to the beginning corner. And being a part of a tract of land containing 243.5 acres, conveyed to The First National Bank, of Greenville, S. C., as Administrator de bonis non, cum testamenta annexo and Trustee of the Estate of John B. Marshall by deed dated December 22, 1933, and recorded in the R. M. C. office for Greenville County in Deed Book 173, page 20, and being the same lot of land conveyed to me by said First National Bank, as Administrator, &ct., by deed dated June 6th, 1939 and recorded in the R. M. C. office for Greenville County in Vol. 211, page 196."

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.
J. A. Smith
Sec'y-Treas.
June 2 1944
SEND COUNTERFEITS:

SATISFIED AND CANCELLED
RECORDED
JUNE 2 1944
O'CLOCK
R. M. C. FOR GREENVILLE COUNTY, S. C.
3107
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