

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. H. Phillips, of Greenville County, South Carolina, 43

SEND GREETINGS:

WHEREAS I the said W. H. Phillips

PAID IN FULL
THIS 29th DAY OF Sept. 1943
FIDELITY FEDERAL SAVINGS & LOAN ASSO.
BY M. M. Howell SECRETARY-TREAS.

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 ONE THOUSAND & NO/100

(\$ 1,000.00 ) Dollars,

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

(\$ 10.00 ) 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 W. H. 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 in consideration of the further sum of Three Dollars to me the said W. H. Phillips

SATISFIED AND CANCELLED OF
RECORDED 9th DAY OF Oct. 1943
Oddie S. Swanson
R. M. C. 10:00 A.M. #9822

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 Greenville Township, on the West side of Stratham Street, in the City of Greenville, being Lot No. 45, Block 4, Page 31 of the City Block Book, and having the following metes and bounds;

Beginning at an iron pin on the West side of Stratham Street, corner of lot now or formerly owned by R. L. Joyner, and running thence with the line of said lot, S. 89 W. 187 1/2 feet to an iron pin; thence S. 12-20 E. 53 feet 3 inches to an iron pin, corner of lot formerly owned by Mary Payne Holliday; thence with the line of said lot, N. 89 E. 181 feet to a point on Stratham Street; thence with the Western side of Stratham Street, N. 0-15 E. 53 feet 3 inches to the beginning corner; being the same property conveyed to W. H. Phillips by W. C. McAbee by deed dated August 16, 1940, recorded herewith.

And the mortgagor(s) hereby agree, on demand of the mortgagee at any time, to pay on the first day of each succeeding month thereafter, in addition to the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the amount of taxes, assessment and insurance premiums, as assessed by the mortgagee. The mortgagor(s) agree(s) to pay on demand, or any time, any additional sums necessary to pay these taxes, assessment and insurance premiums, when so demanded by the mortgagee, and they further agree that any such additional payments, when so demanded by the mortgagee, shall be part of the monthly installments due under the terms of this mortgage and the note secured thereby.

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