

MORTGAGE OF REAL ESTATE—G.R.E.M. 10

44034 FIDELITY—JANUARY 20—GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Fofo S. Phillis, of Greenville, South Carolina, SEND GREETINGS:

WHEREAS I, the said Fofo S. Phillis,

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 Eighteen Hundred, Fifty & no/100 (\$ 1850.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Eighteen & 50/100 (\$ 18.50) 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 Fofo S. Phillis,

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 Fofo S. Phillis, 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, at the Northwest intersection of Green Avenue and Markley Street, in the City of Greenville, being shown as Lot No. 17, Section 4, Page 73 of the City Block Book, and being more particularly described as follows:

Beginning at a stake on the West side of Markley Street, at corner of lot now or formerly owned by W. W. Griffin, and running thence in a Southerly direction with Markley Street, 45.7 feet to the intersection of Markley Street and Green Avenue; thence in a Southwesterly direction along Green Avenue 150.2 feet to an iron pin, corner of lot now or formerly owned by B. F. Mitchell; thence along the line of said lot in a Northwesterly direction 167 feet to corner of the Griffin lot; thence along the line of said lot in an Easterly direction 108.5 feet to the beginning corner; being the same property conveyed to Fofo S. Phillis by L. L. Echols by deed dated July 11, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Book of Deeds 235 at page 111.

PAID AND SATISFIED IN FULL
THIS 8th DAY OF May 1944
BY M. M. HAVELL
SECRETARY-TREASURER
WITNESS: Margaret A. Means

4892
RECORD 8th DAY OF May 1944
AT 4:46 O'CLOCK P.
O.C. JARRETT
R.M.C. OF GREENVILLE COUNTY, S.C.