

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, C. F. Keeler and Georgia W. Keeler

SEND GREETING:

WHEREAS, we, the said C. F. Keeler and Georgia W. Keeler

in and by our certain Promissory note in writing, of even date with these presents are well and truly indebted to Gilbert M. Phillips

in the full and just sum of TWENTY ONE HUNDRED (\$2100.00) Dollars to be paid: Twenty-Five (\$25.00) on the 28th day of June 1945, and a like payment of \$25.00 on the 28th day of each successive month until paid in full. Said payments are to be first applied to interest, balance to principal, with the right to anticipate payment.

with interest thereon from date at the rate of six per cent. per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at same rate as principal and any portion of principal or interest be at any time past due and unpaid, then 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; said note further providing for an attorney's fee of ten (10%) per cent of the amount due thereon

besides all costs and expense 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 of 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) in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee 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 and release unto the said Mortgagee, and his heirs and assigns forever, all and singular that certain piece parcel, lot or part of land situate, lying and being in Greenville Greenville

PAID IN FULL 20 JAN. 1947
Gilbert M. Phillips
RECORDED AND CANCELLED
AT 10:42 A.M. OCTOBER 1945
1261

on the Western side of Herbert street, and being shown and designated as lot No. 21 on plat of Elizabeth Heights, made by C. M. Furman, Jr. Engineer, and recorded in the R. M. C. office for Greenville County in Plat Book F, at page 298, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a stake on the western side of Herbert street at joint corner of lots 20 and 21, and running thence with the line of said lots N. 76-15 W. 124 feet to stake corner of lot 29; thence with the rear line of lot No. 29 in a northeasterly direction 50 feet to corner of lot No. 22; thence with the line of said lot S. 76-15 E. 124 feet to pin on Herbert street; thence with the western side of said street in a Southwesterly direction 50 feet to the point of beginning. Said premises being the same this date conveyed to the mortgagors by the mortgagee, and this mortgage is given to secure the unpaid portion of the purchase price.