



FILED GREENVILLE CO. S. C.

State of South Carolina

MORTGAGE OF REAL ESTATE JUN 12 12 57 PM 1948

County of GREENVILLE

OLLIE FARNSWORTH R. M. C.

To All Whom These Presents May Concern:

I, T. J. Phillips, of Greenville County SEND GREETING:

WHEREAS, I the said T. J. Phillips

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of ONE THOUSAND, FIVE HUNDRED AND NO/100 - - - (\$ 1,500.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FIFTEEN AND NO/100 - - - - - (\$ 15.00 ) 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, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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); as in 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, 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, 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, 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, Greenville Township, School District 6-E, known and designated as a part of Lot No. 122 of a subdivision known as Camilla Park No. 4, according to a plat of the same prepared by Dalton and Neves, Engrs., March, 1945, recorded in the R. M. C. office for Greenville County in Plat Book M, page 117, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the North side of a county road, said pin being 210 feet from the intersection of said road with the White Horse Road, and running thence N. 1-35 W. 70 feet to the corner of a lot now or formerly of C. T. Brooks; thence in a Westerly direction along Brooks' line, 168 feet, more or less, to an iron pin on the line of Lot No. 123; thence along the line of Lot No. 123, S. 2-09 E. 75 feet to an iron pin on the North side of said county road; thence along said road, S. 88-47 E. 168 feet to the beginning corner. Being the same lot of land conveyed to me by 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 April 16, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 274, page 345."

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C.

Witness: Myrtle R. Hutchinson Secretary X. R. Mouton

20 Oct 1948 Ollie Farnsworth 51