FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

VOL 453 PAGE 321

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Beattie W. Phillips, of Greenville County, SEND GREETING:

WHEREAS, I the said Beattie W. 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 SEVEN THOUSAND, FIVE HUNDRED AND NO/100 ($7,500.00) Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of SIXTY-THREE AND NO/100 ($63.00) 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 Beattie W. 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 Beattie W. 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, and in Gantt Township, School District 6-B, on the South side of the old Easley Bridge Road and on the West side of the old Dunham Bridge Road, and being known and designated as lots Nos. 1, 2 and 3 of the property of the estate of Arthur J. Phillips, as shown on plat thereof made by R. J. Riddle, Surveyor, in April 1948, which plat is recorded in the R. M. C. office for Greenville County in Plat Book S, at page 97, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the Southwest intersection of the old Easley Bridge Road and the old Dunham Bridge Road, and running thence along the line of the old Easley Bridge Road, S. 49-43 W. 416.5 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of Lot No. 4, S. 63-27 E. 250.5 feet to an iron pin at the rear corner of said lot on the West side of the old Dunham Bridge Road; thence along the West side of the old Dunham Bridge Road, N. 26-33 E. 415.8 feet to the beginning corner.

ALSO:- All that certain piece, parcel or lot of land on the West side of the old Dunham Bridge Road, being known and designated as Lot No. 17 on plat of the property of the estate of A. J. Phillips as above set out, and being more particularly described as follows:

"BEGINNING at a point on the West side of the old Dunham Bridge Road

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.

Witness: Marion L. Cox

Myrtle R. Hutchinson
Secty-Treas.

March 11-52

SATISFIED AND CANCELLED OF RECORD
11 DAY OF March 1952
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:15 O'CLOCK P. M. NO. 6455