

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: I, Helen R. Phillips

I, Helen R. Phillips

SEND GREETING:

WHEREAS, I the said Helen R. Phillips in and by My certain promissory note in writing of even date with these Presents, Am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seven Hundred & Fifty----- (\$ 750.00 ) Dollars, with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Twelve & 50/100----- (\$12.50 ) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and 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 collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Helen R. Phillips, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to be the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township;

About one fourth (1/4) mile South of the Town of Greer, lying on the East side of the New Pelham Road, and being shown and designated as a part of XXX Lot No. 6 on plat of property of J. F. Green Estate prepared by M. C. Owens, Surveyor, January 10th., 1935 and having the following courses and distances to wit:-

BEGINNING on an iron pin on the East bank of the said New Pelham Road, joint corner lots 5 and 6 as shown said plat, and runs thence with the dividing line of the said two lot S. 89.00 E. 227 feet to a stake on the west bank of a ditch or small branch; thence with the West bank of the said branch S. 16.00 W. 65 feet to a stake, joint corner of lot of W. E. Ferry; thence with the line of this lot N. 89.00 W. 210 feet to an iron pin on the East bank of the said New Pelham Road; thence with the East bank of the said road N 0.15 E 63 feet to the beginning corner. This being the same property conveyed to me by DEED of B. D. Phillips, dated March 23rd., 1950.

RECORDED AND CANCELLED ON RECORD... FOR GREENVILLE COUNTY, S. C.