

VOL 488 PAGE 178

FILED GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Blythe, Attorneys at Law, Greenville, S. C.

JAN 13 8 47 AM 1951

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, William F. Phillips

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto H.E. Hembree

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Hundred Nine and 88/100-

DOLLARS (\$ 409.88),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: \$20.00 on February 12, 1951, and a like amount of \$20.00 on the 12th day of each successive month thereafter; said payments to be applied first to interest and the balance to principal until paid in full; with the full privilege of anticipating. Interest thereon is from date at the rate of 6% per annum, to be computed and paid monthly.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, being known and designated as lot 23, on Subdivision known as Grove Hills, as shown on plat recorded in Plat Book P at Page 37, and described as follows;

"BEGINNING at an iron pin on the Northwest side of A County Road, at the joint front corner of lots 22 and 23, and running thence with the Northwest side of County Road, S. 35-30 W. 75 feet to an iron pin, corner of lot No. 24; thence with line of lot 24, N. 54-50 W. 201.2 feet to an iron pin at rear corner of lot No. 1; thence with the rear line of lot No. 1, N. 48 E. 75 feet to an iron pin at rear corner of lot No. 22; thence with line of lot No. 22, S. 54-50 E. 205.7 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by the mortgagee by deed to be recorded.

It is understood and agreed that this mortgage is junior in lien to a mortgage this date executed to Fidelity Federal Savings & Loan Association in the sum of \$7000.00.

*Satisfied this day of Dec. 8th. 1951
paid in full*

H.E. Hembree

Witness:

Ollie R. Hembree

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

*9
Ollie Farnsworth
10:58 A. 3318*