



State of South Carolina  
COUNTY OF... Greenville .....

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Teddy Phillips, of Greenville County,.....SEND GREETING:

WHEREAS, I, the said, Teddy 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, Four Hundred and No/100 (\$1,400.00....)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of.....

Fourteen and No/100 (\$14.00.....) 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 fore-close 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, Teddy 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.....

Teddy 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, in Gantt Township, and described as follows:

"COMMENCING at an iron pin on the east right-of-way of U. S. Highway No. 29, corner of property conveyed by Eva Good to Lyman Davis; thence with the line of said property, S. 77-45 E. 1064 feet to an iron pin; thence with line of Eva Good, S. 0-45 W. 100 feet to an iron pin, corner of tract of Roy Phillips; thence along said Phillips line, N. 77-45 W. 1064 feet to an iron pin on east right-of-way of U. S. Highway No. 29; thence along east right-of-way of said highway, N. 0-45 E. 100 feet to the beginning, containing 2.40 acres, more or less. The above is in accordance with survey made September, 1940 by R. E. Dalton; being the same tract of land conveyed to me by Roy Phillips by deed dated March 24, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 309, at page 324.

"This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty."

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

*Walter W. Bellamy*

*C. W. Sealed, Jr.*  
Asst. Vice President  
May 8, 1952

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