



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

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

WHEREAS, I the said Harold T. 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 Six Thousand and No/100 (\$ 6,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of Sixty and No/100 (\$ 60.00) 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 Harold T. 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 Harold T. 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, about five miles west of the City of Greenville, containing 75 acres, more or less, according to survey and plat made by J. Mac Richerson, Reg. Land Surveyor, in October, 1949, recorded in the R. M. C. office for Greenville County in Plat Book X, at page 15, and having the following metes and bounds, to-wit:

"BEGINNING at a pipe on an Old Settlement Road where this property joins property now or formerly of C. C. Good and property now or formerly of O. L. Jones, and runs thence S. 63 E. 253.4 feet to corner; thence S. 73 E. 122.3 feet to corner; thence N. 52 E. 228.8 feet to corner; thence N. 89-50 E. 122 feet to corner; thence N. 74-05 E. 275 feet to corner; thence N. 78 E. 363 feet to corner; thence N. 76-35 E. 388.5 feet to corner; thence N. 83-33 E. 108.9 feet to corner on lands being retained by W. F. Phillips; thence by a new line through the W. F. Phillips property, S. 0-50 W. 2077 feet to corner on lands now or formerly of C. C. Hindman; thence along Hindman line, N. 85 W. 1853.9 feet to corner; thence N. 4 E. 1181 feet to corner; thence on the same course, 507 feet to the beginning corner, including 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. Being the same conveyed to me by William F. Phillips by his deed dated January 12, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 400, at page 237."

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

RECORDED AND CANCELLED ON BOOK
LIBRARY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.