

THE STATE OF SOUTH CAROLINA) SEP 11 11 1945
COUNTY OF GREENVILLE)

To All Whom These Presents May Concern:

I, C. F. Phillips, SEND GREETING:

Whereas, I, the said C. F. Phillips
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Calvin Company

in the full and just sum of Three Thousand and no/100- - - -
, to be paid One Hundred Fifty and no/100 (\$150.00)
Dollars quarterly,

, with interest thereon from date
at the rate of six per centum per annum, to be computed and paid quarterly
until paid in full: all interest not paid when due to bear
interest at same rate as principal: and if any portion of principal or interest be at any time past due and unpaid,
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage: and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said C. F. Phillips
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
Calvin Company according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said C. F. Phillips
, in hand well and truly paid by the said Calvin Company
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

Calvin Company, its Successors and Assigns: All that
piece, parcel or lot of land situate, lying and being in the City
of Greenville, Greenville County, South Carolina, on the East side
of Traction Street, joint front corner of Lot No. 9 and rear corner
of Lot No. 17, and running thence N. 43-45 E., 73.1 feet to joint
rear corner of Lots Nos. 8 & 9; thence continuing in the same course
as the dividing line between Lots Nos. 8 & 9, in a westerly direction
100 feet to a stake in line of Lot No. 19; thence with said line
S. 43-45 W., 50 feet to a point on Traction Street; thence with
Traction Street S. 30 E., 104 feet to point of beginning, LESS,
however, a small triangle 20 x 19 x 9 conveyed by Mortgagor herein
to Paul Hunt by deed dated November 10, 1945, recorded in the RMC
office in Deed Book 282 at Page 418.