

GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA MAR 10 12 42 PM 1954

COUNTY OF Greenville

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

I, O. L. Larsen

SEND GREETING:

Whereas, I, the said O. L. Larsen

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Willie L. Phillips

in the full and just sum of Nine Hundred, Twenty-one Dollars, and Forty-one Cents (\$921.41), to be paid at the rate of Twenty (\$20.00) Dollars per month, commencing one month from date with a like payment on the same day of each succeeding month until paid in full,

with interest thereon from date

at the rate of Six per centum per annum, to be computed and paid Monthly

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 O. L. Larsen

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Willie L.

Phillips according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said O. L. Larsen

in hand well and truly paid by the said Willie L. Phillips

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 Willie L. Phillips, his heirs and assigns forever, all that piece, parcel, or lot of land, situate, lying and being on the North side of Durham Street, just outside the City Limits of the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 2 on a Plat of Property owned by Central Realty Corporation, made by Pickell & Pickell, June 20, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "B" at page 199, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Durham Street, joint corner Lots Nos. 1 & 2; thence with the line of said Lots 1 & 2, N. 22-00 W. 35 feet to an iron pin; thence N.31-51 E. 58.7 feet to an iron pin; thence N. 40-26 E. 11.28 feet to an iron pin, joint corner Lots Nos. 2 & 3; thence with the line of said Lots Nos. 2 & 3, S. 22-00 E. 136 feet to an iron pin; thence S. 69-30 W. 56.2 feet to an iron pin; thence S. 78-00 W. 15.2 feet to the point of beginning on Durham Street.

This is a second(2nd) mortgage, being a purchase money mortgage.