

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MORTGAGE

MAY 3 12 24 PM 1957

OLLIE F. HAWORTH
R.M.C.STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MARION M. PHILLIPS AND RUBY F. PHILLIPS

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 **Five Thousand Three Hundred Fifty** -----

DOLLARS (\$ **5,350.00**), with interest thereon from date at the rate of **six** -----
per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,
May 1, 1972

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Eastern side of Elberta Street near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 39 and 40 ^{Block E} as shown on a plat of Buena Vista prepared by W. M. Willis, Engineer, dated April 4, 1949, revised April 26, 1949, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book W at page 29, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Elberta Street at the joint front corner of Lots Nos. 38 and 39, and running thence with the line of Lot No. 38 N. 73-08 E. 155.8 feet to an iron pin; thence with the rear line of Lots Nos. 27 and 28, S. 13-17 E. 70 feet to an iron pin in the rear line of Lot No. 44; thence with the rear line of Lots Nos. 44, 45, 46, 47 and 48, S. 73-08 W. 151.4 feet to an iron pin on the Eastern side of Elberta Street; thence with the Eastern side of Elberta Street N. 16-52 W. 70 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Leslie & Shaw, Inc., dated May 2, 1957, and to be recorded in the R.M.C. Office for Greenville County, S. C.