

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Hobart Phillips

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

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Travelers Rest**

(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

~~NINE~~ ^{Forty Nine} Hundred and ~~56~~ ¹⁰⁰ /100---- DOLLARS (\$ ~~959.56~~),
with interest thereon from date at the rate of ~~seven~~ per centum per annum, said principal and interest to be repaid:

In one installment of \$200.00 on June 28, 1961, and thereafter in monthly installments of \$20.00 each on the 28th day of each month, beginning July 28, 1961, until paid in full, with interest thereon from date at the rate of seven per cent, per annum, to be computed and paid annually until paid in full,

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 purposes:

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:

~~xxxtract~~
"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Saluda Township, near Chinquapin Road, being tract No. 10 as shown on survey of property of E. F. Bayne, made by J. L. Freeman in April, 1939, containing 30 acres, more or less, and described as follows:

BEGINNING at an iron pin on the north bank of Sprigg Creek at a proposed road, joint corner of tracts nos. 5 and 10, and running thence with line of tract No. 5, S. 11-30 E. 6.29 chains to a sweet gum; thence still with line of Tract No. 5, S. 32 W. 7.02 ch. to a dogwood; thence S. 44-30 E. 9.57 chs. to a black oak; thence S. 81-30 E. 6.10 chs. to a stone; thence N. 44 E. 2.80 chains to a stone, corner of Tract No. 11; near branch; thence with line of Tract No. 11, N. 43 E. 10.61 chs. to a stone, joint corner of Tracts No. 10 and 11; thence N. 58 W. 4.61 to a sourwood; thence N. 19 W. 4.45 chs. to a stone; thence N. 20-30 W. 7.94 chs. to a poplar on the bank of Spriggs Creeel; thence down Spriggs Creek, S. 50 W. 5.36 chs to a bend; thence still with said creek, S. 71 W. 1.00 chs. to a bend; thence still with said creek, N. 60 W. 1.80 chs. to a bend; thence still with said creek, S. 75 W. 4.80 chs. to the beginning.

LESS HOWEVER, a tract of one acre conveyed to Ollie M. Shular by deed recorded in Deed Book 594 at page 309.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

See Release by E. & W. Bank 138 Cases 73