

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 848 PAGE 05

JAN 23 1961 A.M.



WHEREAS, Mila Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto Woodrow Phillips

Mrs. Ollie Farnsworth
R. M. 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 One Thousand and 00/100

Dollars (\$ 1,000.00) due and payable

in full, two (2) years after date

with interest thereon from date at the rate of _____ per centum per annum, to be paid: _____

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:

"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, Gantt Township, containing 5.7 acres, more or less, and being shown as Lot no. 34 on plat of Oakvale Farms as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book M at page 15, and having the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of public road as shown on said plat and at corner of Lots nos. 34 and 35 and running thence with the line of said lot no. 35, S 61-44 E, 338.4 feet to an iron pin; thence running with the line of Lot no. 33, N 30-02 E, 670.8 feet to a point on said public road; thence with the curve of said road as the line, the following courses and distances, to-wit: N 76-34 W, 348 feet; S 83-06 W, 49 feet, S 66-09 W, 146 feet, S 57-01 W, 45 feet; S 29-34 W, 43.3 feet; S 9-10 W, 44.2 feet; S 16-30 E, 111.6 feet; S 9-48 E, 59 feet; S 20-10 W, 65.3 feet; S 32-43 W, 125 feet to the beginning corner.

The above described property is all of the same conveyed to the mortgagor herein by deed of Hazel S. Wingard, December 3, 1960, recorded in the R. M. C. Office for Greenville County in Book 664, page 145

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Dec. 8, 1960

Woodrow Phillips have this day rec'd payment in full on this Mortgage and note.

Signed: Woodrow Phillips

Witness:

Thomas Phillips

John Phillips

Dec 8 1960

Thomas Phillips
Notary Public, Greenville County
S. C.
My Comm. Expires
July 27, 1963

SATISFIED AND CANCELLED OF RECORD

11 DAY OF Dec. 1960
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:50 CLOCK P.M. NO. 1500

See Mortgage Subordination See O. S. No. Book 875 Page 341.