



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, W. Alvin Phillips and Florrie G. Phillips, of Greenville County

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Four Thousand and no/100 (\$ 4,000.00 ) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein, and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid, with interest at the rate specified therein in installments of

Forty and 08/100 (\$ 40.08 ) Dollars upon the first day of

each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first, to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently

extended, will be due and payable 12 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, containing four acres, according to survey by J. Mac Richardson, registered surveyor, dated June 1947; and having, according to said survey, the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin in the center of Boiling Springs Road on line of property conveyed by J. A. Ward to Hudson and running thence along the Hudson line, N. 79-06 E. 6.75 chains, more or less, to iron pin; thence along the line of property of Hood, N. 0-40 E. 5.34 chains to iron pin; thence along the line of property of Ross, S. 78-25 W. 8.20 chains, more or less, to iron pin in center of Boiling Springs Road; thence along the center of said road, S. 14-39 E. 5.20 chains, more or less, to an iron pin at the point of beginning; being the same property conveyed to us by J. A. Ward by his deed dated November 9, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 565, at Page 73; less, however, all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the east side of Boiling Springs Road, having according to a plat prepared by C. O. Riddle, L. S., October 26, 1959 and recorded in Plat Book T, page 111, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Boiling Springs Road, said point being the northwest corner of property now or formerly of Alvin Hudson, and running thence with the center of said road, N. 13-19 W. 55.1 feet to a point in the line of property of W. Alvin Phillips and Florrie G. Phillips; thence with the line of their property, N. 79-43 E. 476.2 feet to an iron pin in the line of property now or formerly of Mrs. Annie Hood, et al.; running thence along the line of her property, S. 1-17 W. 56.2 feet to a point in the line of property now or formerly of Alvin Hudson; thence along the line of property now or formerly of Alvin Hudson, S. 79-43 W. 462 feet to the point of beginning. This is the same property conveyed by W. Alvin

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Phillips and Florrie G. Phillips to William R. Timmons, Jr. by deed dated November 30, 1959 and recorded in the R. M. C. office for

(continued on next page)

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

H. Ray Davis Oct. 15 1965

Witness Ray Davis

SATISFIED AND CANCELLED OF RECORD

19 DAY OF October 1965 Ollie Parson R.M. GREENVILLE COUNTY, S. C. AT 11:05 O'CLOCK A. M. NO. 1203