

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

BOOK 951 PAGE 433

MORTGAGE

APR 9 11 15 AM 1965

CLERK OF COURTS
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM ALVIN PHILLIPS

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 **-----Twenty-Five Thousand and No/100-----**

DOLLARS (\$ **25,000.00**), with interest thereon from date at the rate of **Five & Three-Fourths** per centum per annum, said principal and interest to be repaid in monthly instalments of **Two Hundred Seventy-One and No/100** Dollars (\$**271.00**) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, 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, including advances made by the Mortgagee on other or no security:

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.

tract

"All ~~xxx~~ certain piece, parcel or ~~of~~ of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Butler Township, situate on the northern side of the Old Spartanburg Road, and on the southern bank of Brushy Creek, branch waters of Enoree River, adjoining lands now or formerly owned by Edgar Peden on the west, Willie Moore on the north, and east, and lands now or formerly owned by Don B. Howell on the south, and having the following metes and bounds:

BEGINNING at a stone on the Edgar Peden line at the northeast corner of the pasture fence; thence N. 73-55 E. 4.12 chains to stone and iron pin; thence with the spring branch as follows: N. 26 E. 2.50 chains to mouth of said branch;; thence down the meanderings of Brushy Creek to a point in the middle of Old Spartanburg Road; at the west end of the bridge; thence as shown on plat as follows: S. 42-3/4 W. 20.29 chains to point in center of road on Edgar Peden line; thence with Edgar Peden line N. 43 W. 5.60 chains to stone; thence N. 11-3/4 W. 11.80 chains to the beginning corner. Containing 18 1/5 acres, according to plat and survey made by J. Earle Freeman September 4, 1939.

Said premises being the identical tract of land conveyed to the mortgagor by Don B. Howell by deed recorded in Book of Deeds 328 at Page 122.

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.

PAID AND SATISFIED IN FULL

THIS 2nd DAY OF April 1965
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Betty H. Rogers
act. Secretary-Treas.

WITNESS:
Sydney M. Gray
Jay S. Hildner

SATISFIED AND CANCELLED OF RECORD
5 DAY OF April 1965
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:14 O'CLOCK 9. M. NO. 27635