

NOV 12 12 42 PM 1959

DILLIE EARLE NEWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
~~COUNTY OF GREENVILLE~~ } MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Fred B. Phillips SEND GREETINGS:

WHEREAS, I the said Fred B. Phillips

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SEVENTY-NINE HUNDRED and no/100 (\$7,900.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of SIXTY-THREE and 29/100 (\$ 63.29) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing 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 thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides 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, the said Fred B. Phillips

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Fred B. Phillips

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, on or near the line between Butler and Austin Townships, containing One and 37/100 (1.37) acres, more or less, and having the following courses and distances, to-wit: Beginning at a point in the center of County surface treated road and running thence with said road S.86 E.325 feet to a point in the center of said road, thence S.45-15 W.309.7 feet to a point, thence N.85-45 W. 184.4 feet to a point on the W. McCall property line, thence N.19 E.242 feet to the beginning point. Bounded on the North by said road, on East and South by the Florence C. Phillips property, and on West by lands now or formerly owned by W. McCall. See three deeds to mortgagor herein which have been recorded respectively in the R. M. C. Office for said County in Deed Book 614, page 3, Deed Book 629, page 223 and Deed Book 616, page 361. For a more particular description see plat of the Florence C. Phillips property prepared by H. S. Brockman, Registered Surveyor, dated Nov. 5, 1958 and which plat has been recorded in said office in Plat Book SS, page 81, and on which plat the above described property is shown as the 1.37 acre lot thereon.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 22 PAGE 105

REGISTERED AND CANCELLED OF RECORD
18 DAY OF March 1974
Dorrie L. Keston
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:15 O'CLOCK P. M. NO. 23061