

MAY 19 3 11 PM 1966

BOOK 1031 PAGE 424

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: C. L. Phillips

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

WHEREAS, the Mortgagor is well and truly indebted unto **The Calvin Company**

(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

Three Thousand Seven Hundred Seven & 81/100----- DOLLARS (\$ 3,707.81),
with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid:

Payable: \$50.00 on July 1, 1966, and a like amount on the 1st day of each month thereafter until paid in full, payments to be applied first to interest and then to principal, with interest thereon from May 20, 1966, at the rate of six per cent, per annum, to be computed and paid monthly.

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, in Bates Township, being known and designated as Lot No. 54 on plat of Property of Ray E. McAlister, made by Pickell and Pickell, October 1948, and revised February 1949, and according to said plat having the following metes and bounds, towit:

BEGINNING at a point on the Northeasterly side of McAlister, Street, joint front corner of Lots 53 and 54, and running thence with the line of said lots N. 41-40 E. 225 feet to a poin in the rear line of Lot 61; thence with the line of said lot, N. 48-20 W. 100 feet to the joint rear corner of Lots 61, 54 and 55; thence with the common line of Lots 54 and 55, S. 41-40 W. 225 feet to a point on the Northeasterly side of McAlister Street; thence with McAlister Street S. 48-20 E. 100 feet to the point of beginning.

Being the same property conveyed to Mortgagor by deed of Citizens Lumber Company to be recorded.

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 the 1st. day July 1966.
The Calvin Company
By: Lewis J. Frampton, a Partner
Witness - Patricia Pridmore
Judy J. Newton*

SATISFIED AND CANCELLED OF RECORD

8 DAY OF July 1966

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

2:58 O'CLOCK P M. NO. 1153