

MORTGAGE.

State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO., S. C.
VOL 377 PAGE 107
JAN 6 4 02 PM 1948

To All Whom These Presents May Concern

I, W. L. PHILLIPS

CLERK FARRINGTON
R. M. C.

hereinafter spoken of as the Mortgagor send greeting.

Whereas I, W. L. Phillips

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Three Thousand Three Hundred - - - - - Dollars

(\$ 3,300.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Three Thousand Three Hundred - - - - - Dollars (\$ 3,300.00)

with interest thereon from the date hereof at the rate of 4 1/2 per centum per annum, said interest to be paid on the 1st day of February 19 48 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of March 19 48 and on the 1st day of each month thereafter the sum of \$ 29.71 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of January 19 60, and the balance of said principal sum to be due and payable on the 1st day of February 19 60, the aforesaid monthly payments of \$ 29.71 each are to be applied first to interest at the rate

of 4 1/2 per centum per annum on the principal sum of \$ 3,300.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Tomassee Avenue, County of Greenville, State of South Carolina, and being known and designated as part of Lots Nos. 76 and 77, as shown on Plat of Augusta Circle, prepared by R. E. Dalton, November 1921, which plat is recorded in Plat Book "F", at Pages 22-23, R. M. C. Office for Greenville County, S. C. and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North^{West} side of Tomassee Avenue, which pin is 223 feet S. 21-35 W. from the intersection of the West-ern side of Winyah Street and the North^{West} side of Tomassee Avenue; and running thence through the Western part of Lot No. 77, N. 71-35 W. 150 feet to point in joint rear line of Lot Nos. 77 and 106; thence S. 21-35 W. 57 feet to point in joint rear line of Lots Nos. 76 and 107; thence^{West} through Lot No. 76, S. 71-35 E. 150 feet to iron pin on the North^{West} side of Tomassee Avenue, which pin is 170 feet N. 21-35 E. from the intersection of the North^{West} side of Tomassee Avenue with the East side of an unnamed 15 foot Street; thence along the North^{West} side of Tomassee Avenue, N. 21-35 E. 57 feet to point of beginning.

Being the identical property conveyed to the mortgagor by deed of S. R. Wiggin, dated June 29, 1940, recorded in Deed Book 225, at Page 146, R. M. C. Office above cited.

For Satisfaction, see R. M. C. Book 453, Page 172

*19 March 50
Ollie Farnsworth*

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