

State of South Carolina,

County of Greenville

FILED
GREENVILLE CO. S. C.

JAN 12 10 22 AM 1955

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. J. Phillips

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor R. J. Phillips

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seventeen Thousand

(\$17,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four & three-fourths (4 3/4%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the first day of March, 1955, and on the first day of each month of each year thereafter the sum of \$109.99

to be applied on the interest and principal of said note, said payments to continue up to and including the first day of January, 1975, and the balance of said principal and interest to be due and payable on the first day of February, 1975; the aforesaid monthly payments of \$109.99

each are to be applied first to interest at the rate of four & three-fourths (4 3/4%) per centum per annum on the principal sum of \$17,000.00 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.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that lot of land in Greenville County, state of South Carolina, known and designated as lot No. 11 on plat of property of Alice W. Gilstrap recorded in plat book HH page 63 of the R. M. C. Office for Greenville County, and having according to a recent survey made by R. W. Dalton, January, 1955, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Galphin Drive, the front joint corner of lots Nos. 10 & 11, and running thence with the joint line of said lots N. 10-16 W. 487.3 feet to an iron pin; thence S. 78-51 W. 100 feet to an iron pin, corner of lot No. 12; thence with the line of said lot S. 10-16 E. 484.6 feet to an iron pin on the northern side of Galphin Drive; thence with the northern side of said Drive N. 80-03 E. 100 feet to the beginning corner.

ALSO:

All that piece, parcel or lot of land in Greenville Township, Greenville County, state of South Carolina, being known as a portion of lot No. 18 according to plat of property of the Buist subdivision, which plat is recorded in plat Book F page 204, R. M. C. Office for Greenville County, and being more particularly described according to said plat as follows:

Beginning at a stake on the north side of Buist Avenue, joint corner of lots Nos. 18 and 19, and running thence with line of said lots N. 9-45 E. 170.5 feet to stake on an alley; thence with said alley N. 80-15 W. 60 feet to stake; thence along a new line S. 9-45 W. 170.5 feet to stake on north side of said Avenue; thence with said Avenue