

The State of South Carolina,

JAN 20 10 05 AM 1955

County of Greenville

THE FARMER'S
R.M.C.

To All Whom These Presents May Concern: We, E. J. Phillips and Frances J. Phillips

SEND GREETING:

Whereas, we, the said E. J. Phillips and Frances J. Phillips hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to J. B. Hall hereinafter called the mortgagee(s), in the full and just sum of Three Thousand

DOLLARS (\$ 3,000.00), to be paid \$50.00 on the 20 day of February, 1955 and a like amount on the 20th day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal

, with interest thereon from date at the rate of six (6%) percentum per annum, to be computed and paid

monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case 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 his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this 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 we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 J. B. Hall,

All that certain piece, parcel or tract of land situate, lying and being in the state of South Carolina, county of Greenville, Chick Springs Township, containing 16.70 acres, more or less, and being known and designated as a portion of tract No. 5 of the property of Bertie Michholz according to plat thereof prepared by C. C. Riddle, R.L.S. December 11, 1953, and having the following notes and bounds, to-wit:

Beginning at a point in Ike's Road, the joint front corner of tracts Nos. 2 & 3, which point is witnessed by an iron pin in the joint line of said tracts and on the northern edge of said road, and running thence along the joint line of said tracts Nos. 2 and 3, N. 13-15 W. 330.5 feet to an iron pin on Gibson's line; thence along Gibson's line S. 32-00 W. 332.3 feet to a stone; thence N. 43-10 W. 307 feet to stone; thence S. 3-36 E. 413.2 feet to a stone; thence S. 21-32 W. 345.5 feet to an iron pin; thence S. 48-29 E. 477 feet to an iron pin; thence along Brigg's line S. 75-53 E. 570.5 feet to an iron pin on Christopher's line; thence along Christopher's line N. 12-14 E. 192.6 feet to an iron pin; thence continuing along Christopher's line S. 32-00 E. 306.2 feet to an iron pin; thence approximately N. 82-00 W. 200 feet more or less to a point 25 feet southwest of the joint line of tracts 2 and 3; thence S. 16-15 E. 500 feet more or less to an iron pin on Ike's Road; thence with Ike's road N. 73-45 E. 25 feet to the beginning corner.

This being a portion of the same property conveyed to mortgagors by deed recorded in the R. M. C. Office for Greenville County in deed volume 490 page 467.