



FILED GREENVILLE CO. S.C.

State of South Carolina

MORTGAGE OF REAL ESTATE SEP 16 3 45 PM 1948

County of GREENVILLE

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

I, J. D. Phillips, of Greenville County SEND GREETING:

WHEREAS, I the said J. D. Phillips

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of THREE THOUSAND AND NO/100 (\$3,000.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of THIRTY AND NO/100 (\$ 30.00) Dollars upon the first day of each and every calendar month hereafter in advance, 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 ten (10%) per centum attorney's fee beside 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 J. D. Phillips

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

the said J. D. Phillips in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, Greenville Township, on the Northwest side of Agness street, and being known and designated as the Southwest portion of Lot No. 3, of Section C, of the property of J. Ed Means, as shown on a revised plat thereof made by W. J. Riddle, Surveyor, in January, 1940, and recorded in the R. M. C. office for Greenville County in Plat Book J, pages 186 and 187, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwest side of Agness street at the corner of Lot No. 2, which pin is 310 feet Northeast from the intersection of Emilie street, and running thence along the line of said Lot No. 2, N. 29-43 W. 185 feet to an iron pin in the rear line of Lot No. 9; thence along the line of said Lot No. 9, N. 60-17 E. 75 feet to an iron pin in the center of the rear line of Lot No. 3, of Section C; thence on a new line through the center of said Lot No. 3, S. 29-43 E. 185 feet to an iron pin in the center of the front line of Lot No. 3; thence along the Northwest side of Agness street, S. 60-17 W. 75 feet to the beginning corner; being the same conveyed to me by Lois Morton by her deed dated March 13, 1948, recorded in the R. M. C. office for Greenville County in Deed Vol. 338, page 340."

Handwritten signatures and notes at the bottom of the page, including C. W. Seales, Jr. and Vivian W. Baldine.