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THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 30 10 40 AM 1949

To All Whom These Presents May Concern:

I, Johnnie T. Phillips,

W. B. FARNSWORTH
R. M. C. SEND GREETING:

Whereas, I, the said Johnnie T. Phillips

in and by my certain promissory note in writing, of even date with these

Presents, am well and truly indebted to Oscar Hodges, Jr., and Sara S. Hodges

in the full and just sum of One Thousand (\$1,000.00) Dollars

to be paid \$50.00 each quarter, to be applied first to interest and then to principal, until paid in full,

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid quarterly,

until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 I, the said Johnnie T. Phillips,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Oscar Hodges, Jr., and Sara S. Hodges

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Johnnie T. Phillips

in hand well and truly paid by the said Oscar Hodges, Jr., and

Sara S. Hodges,

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 Oscar Hodges, Jr., and Sara S. Hodges,

All that tract or lot of land in Greenville Township, Greenville County, State of South Carolina, on the Eastern side of Dunham Bridge Road, being known and designated as Lot No. 10 and the Northern half of Lot No. 11 according to plat of property of Thomas Clifton Collins made by W. J. Riddle, Surveyor, August, 1945, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING At an iron pin on the Eastern side of Dunham Bridge Road, joint corner of Lot No. 10 and Lot No. 9 heretofore conveyed by me to W. B. Davis, and running thence along the line of said Lot No. 9, S. 51-06 E. 506.5 feet to iron pin, joint rear corner of Lots 8 and 9 and in line of other property of T. C. Collins; thence S. 15-56 E. 115.35 feet to a point in the center of Lot No. 11, the southern half of which is owned by C. Philip Elrod; thence running through the center of Lot No. 11, N. 53-05 W. 525.6 feet to a point on the Eastern side of Dunham Bridge Road, the center of Lot No. 11; thence along the Eastern side of Dunham Bridge Road, N. 27-56 E. 126 feet to the beginning corner. Being the same property conveyed to me by T. C. Collins by deed dated May 2, 1947, recorded in the R. M. C. Office for Greenville County in Deed Book 311, Page 341.