

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

Edward J. Phillips and Martha B. Phillips

SEND GREETING:

WHEREAS, we the said Edward J. Phillips and Martha B. Phillips in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Thirty three hundred and no/100 (\$ 3,300.00 ) Dollars, with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty two and 80/100 (\$ 52.80 ) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Edward J. Phillips and Martha J. Phillips, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor-s in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, containing eight Acres, more or less, bounded by lands of W. E. Coleman, J. F. Fowler Est, J. R. Fowler and Herman Burrell having the following Metes and Bounds:

Beginning at an iron pin, S. W. corner and running thence along Burrell's line N. 49-15 E, 10.75 Ch to iron pin; thence N. 52-45 W. 10.04 Ch. to iron pin; thence S 49-15 W. 5.00 Ch to iron pin; thence S 20-00 E. 10.45 Ch. to beginning and containing eight Acres, more or less.

This is the same lot of land conveyed to us by deed dated February 21, 1949 from J. R. Fowler and recorded in R.M.C. Office for Greenville County in Vol. 375 at page 265.

RECORDED AND INDEXED BY DEWAD  
DAY OF  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
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