

OLLIE FARNSWORTH
R. M. C.

State of South Carolina, } MORTGAGE OF REAL ESTATE
County of GREENVILLE

To All Whom These Presents May Concern:

I, C. F. Phillips SEND GREETINGS:

WHEREAS, I the said C. F. Phillips

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of THIRTY-FIVE HUNDRED and no/100 (\$3,500.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of

THIRTY-FIVE and no/100 (\$ 35.00) Dollars upon the first day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 C. F. Phillips

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

C. F. Phillips in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, Chicks Springs Township, lying North from Jones Avenue, about one mile West of the Town of Greer, containing Three and 66/100 (3.66) acres, more or less, and having the following courses and distances, to-wit: Beginning at a Stake in gully, Robert Jones Estate corner, and running thence with the Robert Jones Estate property line N.23-00 E.7.28 chains to a Maple 3x on a branch, thence down the branch S.61-45 E.5.26 chains to a Stake and Pin in said branch, thence S.29-15 W.8.04 chains to an Iron Pin on the Robert Jones Estate property line, thence with said property line N.50-30 W.4.44 chains to the beginning point. Bounded on the North and West by lands now or formerly owned by Robert Jones Estate, and on East and South by lands now or formerly owned by Victor-Monaghan Company. This being the same property, which was conveyed to mortgagor herein by the Greer Lumber Company, Inc. by deed dated March 16th, 1956 and which deed will be recorded forthwith in the R. M. C. Office for said County. And being the same lot which was conveyed to the Greer Lumber Company, Inc. by Bessie Hawkins by deed recorded in said office in Deed Book 548, page 484.