

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville }
Whereas, A. J. Phillips

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows:

Six hundred dollars (\$600.00) on the twenty-third day of November, A.D. 1922; five hundred dollars (\$500.00) on the twenty-third day of November A.D. 1923; and five hundred dollars (\$500.00) on the twenty-third day of November 1924.

and in and by interest notes (designated thereon as "interest coupons") to be paid annually as follows:

is well and truly indebted to Title Guaranty and Trust Company, a corporation duly chartered under the laws of said State, and having its principal place of business in the City of Greenville, in said County and State (hereinafter referred to as the "mortgagee") in the full and just sum of Sixteen hundred dollars (\$1600.00)

(\$1600.00); all of said notes bearing even date herewith and bearing interest from the date of Eight per cent. per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the rate of Eight per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or after default in payment at the rate of Eight per cent. per annum, to be computed annually, all interest not paid when due to bear interest at the rate of Eight per cent. per annum; and that both principal and interest shall be paid in United States gold coin of the present standards of weight and fineness; all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length herein.

Now, know all men that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situated lying and being in the State of South Carolina and County of Greenville

in Greenville Township,

on the south side of the Easley Bridge Road, about four and a quarter miles from Greenville Courthouse, and having the following metes and bounds according to a survey made by W.D. Neves, Engineer: Beginning at an iron pin in Easley Bridge Road and running thence S. 26° 24' W. two hundred and forty (240) feet to an iron pin; thence S. 38° 17' W. six hundred and twenty (620) feet to an iron pin; thence S. 65° E. eight hundred and eleven (811) feet to an iron pin on Dunham Bridge Road; thence with said road N. 25° 40' E. sixteen hundred and sixty-five (1665) feet to forks of Dunham Bridge Road and Easley Bridge Road; and thence with Easley Bridge Road S. 59° W. seven hundred (700) feet to bend; thence S. 71° 20' W. three hundred and eighty (380) feet to the beginning corner, containing twenty (20) acres, more or less; this being the same tract of land conveyed to me, the said Arthur J. Phillips, by Samuel T. Earle by deed executed on the second day of March A.D. 1921, delivered to me on the nineteenth day of March 1921, and recorded on the nineteenth day of March 1921, in the office of the Register of Mesne Conveyances for said County and State, in Deed Book No. 53, at page 136. There is no other lien or encumbrance on said property or any part thereof by mortgage, judgment or otherwise.

For value received, the within mortgage and the note which it secures are hereby assigned and transferred to F. D. Patterson as Executor of the will of J. Sproull Marshall, deceased, and as trustee under said will, without recourse, this November 6th 1931.

Southern Guaranty and Trust Company,
Successor to City Guaranty & Trust Company
F. D. Patterson Treasurer

In presence of
Ruth R. Walker
Johnnie Power Crocker. This assignment recorded
this 6th day of November 1931
at 5:55 pm N 12479.

being the same land conveyed to said mortgagor by on 192, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for County, S. C., in Deed Book, page

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining. To have and to hold all and singular the said premises unto the said mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals. And said mortgagor hereby covenants and agrees with said mortgagee as follows:
(1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.