

MORTGAGE OF REAL ESTATE—G.R.E.M. 10

44024 PROVISION—HARRARD CO—38887588

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Joe G. Philpot, of Greenville County, State of South Carolina, SEND GREETINGS:

WHEREAS I, the said Joe G. Philpot,

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of TWENTY-FIVE HUNDRED & NO/100

(2500.00) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of TWENTY-FIVE & NO/100

(25.00) 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 reasonable 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.

NOW, KNOW ALL MEN, That I, the said Joe G. Philpot,

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

the said Joe G. Philpot, in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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, in Bates Township, on the School House Road, in the village of Travelers Rest, being known as Lot No. 23 on a plat of "Love Estates", which plat is recorded in the R.M.C. Office for Greenville County in Plat Book I, at Pages 111 and 112, and having, according to said plat, the following metes and bounds:

Beginning at a point on the School House Road at the western line of Lot No. 21, and runs thence S. 44-50 E. 100 feet to corner of Lot No. 20; thence with the line of said lot, S. 46-50 W. 137.4 feet to corner of Lot No. 24; thence with the line of said lot, N. 26 W. 135.5 feet to the School House Road; thence along the School House Road, N. 64 E. 100 feet to the beginning corner; being the same property conveyed to Joe G. Philpot by S. A. Philpot by deed dated November 14, 1940, recorded herewith.

In Full
Satisfied Jan. 1942
20th day of January 1942
Joe G. Philpot
Secretary
Witnesses: West B. Hewitt, Alice J. Philpot
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