

FEB 27 3 45 PM 1953

MORTGAGE.

State of South Carolina,
County of Greenville

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern

W. L. PHILLIPS

hereinafter spoken of as the Mortgagor send greeting.

Whereas -----
W. L. Phillips

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of -----

Four Thousand and No/100 ----- Dollars

(\$ 4,000.00 -----), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Four Thousand and No/100 -----

----- Dollars (\$ 4,000.00 -----)

with interest thereon from the date hereof at the rate of $4\frac{3}{4}$ per centum per annum, said interest

to be paid on the 1st day of March 1953 and thereafter said interest

and principal sum to be paid in installments as follows: Beginning on the 1st day

of April 1953, and on the 1st day of each month thereafter the

sum of \$ 35.42 to be applied on the interest and principal of said note, said payments to continue

up to and including the 1st day of August 1965, and the balance

of said principal sum to be due and payable on the 1st day of September 1965;

the aforesaid monthly payments of \$35.42 each are to be applied first to interest at the rate

of $4\frac{3}{4}$ per centum per annum on the principal sum of \$ 4,000.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said ~~note~~ and for the better securing the payment of the said sum of money mentioned in the condition of the said ~~note~~, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the Northwest side of Tomassee Avenue, in the City of Greenville, Greenville County, South Carolina, and being known and designated as part of Lots 76 and 77, as shown on plat of Augusta Circle, prepared by R. E. Dalton, November 1921, which plat is recorded in Plat Book F, at pages 22 and 23, R. M. C. Office for Greenville County, S. C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Tomassee Avenue, which pin is 223 feet S. 21-35 W. from the intersection of the Western side of Winyah Street and the Northern side of Tomassee Avenue and running thence through Lot 77, N. 71-35 W. 150 feet to point in joint rear line of Lots 77 and 106; thence S. 21-35 W. 57 feet to point in joint rear line of Lots 76 and 107; thence through lot No. 76, S. 71-35 E. 150 feet to iron pin on the Northwest side of Tomassee Avenue, which pin is 170 feet N. 21-35 E. from the intersection of the Northern side of Tomassee Avenue with the Eastern side of an unnamed 15 foot Street; thence along the Northwest side of Tomassee Avenue, N. 21-35 E. 57 feet to point of beginning.