

MORTGAGE OF REAL ESTATE—Office of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MAR 3 9 02 AM 1937

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 883 PAGE 325

WHEREAS, C.F. Phillips

(hereinafter referred to as Mortgagor) is well and truly indebted unto J.E. Bridges

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Hundred and no/100

Dollars (\$ 800.00) due and payable

One (1) year from date

with interest thereon from date at the rate of XX per centum per annum, to be paid XX

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the east side of Traction Street, joint front corner of Lot No. 9, and rear corner of Lot No. 17, and running thence N. 43-45 E. 73.1 feet to joint rear corner of Lots Nos. 8 and 9; thence continuing in the same course as the dividing line between Lots Nos. 8 and 9, in a westerly direction, 100 feet to a stake in line of Lot No. 19; thence with said line, S. 43-45 W. 50 feet to a point on Traction Street; thence with Traction Street, S. 30 E. 104 feet to point of beginning, less, however, a small triangle 20 x 19 x 9 conveyed by mortgagor herein to Paul Hunt by deed dated November 10, 1945, recorded in Deed Book 282 at Page 418.

This mortgage is junior in lien to that certain mortgage held by Calvin Company in the original sum of \$3600.00.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Said in full and satisfied this 26th day of May 1937

J. E. Bridges
Indemnity...

Witness...

SATISFIED AND CANCELLED OF RECORD

27 DAY OF May 1937

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:00 O'CLOCK P. M. NO. 2527