

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVIDENT—FARRAND CO.—GREENVILLE 20157

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, R. J. Phillips SEND GREETINGS:

Whereas, I the said R. J. Phillips  
in and by my certain promissory note in writing, of even date with these presents, am  
well and truly indebted to C. E. Robinson as Trustee under B. M. McGee Trust Deed

in the full and just sum of FOUR HUNDRED AND NO/1000 (\$400.00)  
Dollars, to be paid as follows: \$100.00 one year from date;  
\$100.00 two years from date and the balance of \$200.00 three years from date.

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

annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit of collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, R. J. Phillips, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C. E. Robinson as Trustee under B. M. McGee Trust Deed,

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said R. J. Phillips, in hand well and truly paid by the said C. E. Robinson as Trustee under B. M. McGee Trust Deed.

at and before 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 C. E. Robinson as Trustee under B. M. McGee Trust Deed-

All that certain piece, parcel or lot of land situate, lying and being on the north side of Buist Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as 20 feet off the East side of Lot 17 and 40 feet off the West side of Lot 18 of Section B as shown on plat of Oakland Heights made by W. D. Neves, June 1, 1911 recorded in the RMC Office for Greenville County, S. C. in Plat Book F at page 204, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Buist Avenue said pin being 60 feet west from the joint front corner of Lots 18 and 19 and running thence N. 9-45 E. 170.5 feet to an iron pin on the south side of a 19 foot alley; thence with the south side of said alley, N. 80-15 W. 60 feet to an iron pin at the northeast corner of lot now or formerly of Chas. D. Howell, Trustee, thence with said Howell lot, S. 9-45 W. 170.5 feet to an iron pin on the north side of Buist Avenue; thence with the north side of Buist Avenue S. 80-15 E. 60 feet to the beginning corner.

This is the same property conveyed to me by C. E. Robinson as Trustee under the B. M. McGee, Trust Deed by deed of even date herewith and this mortgage is given to secure the unpaid portion of the purchase price of the above property.

*Satisfied and accepted*  
*Feb. 19, 1945*  
*Robinson as Trustee under B. M. McGee Trust Deed*  
*Witness*  
*Caroline Weaver*  
*ATTEST*  
*RECORDED AND CANCELLED BY*  
*REC'D M. McGEE TRUST DEED*  
*A. M. FOR GREENVILLE COUNTY, S. C.*  
*AT 10:20*  
*1945*