

MORTGAGE OF REAL ESTATE

REYS PFG. CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, Roy Phillips - - - am well and truly indebted to W. G. Serrine, in the full and just sum of Three Hundred Sixty-one and 12/100 - - - Dollars, in and by my certain promissory note in writing, of even date herewith, due and payable on the third day of October, 1947, from date at the rate of six per centum per annum until paid; interest to be computed and paid annually, and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent. of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

*Satisfied in full
of said debt
24, 1947
W. G. Serrine*

NOW, KNOW ALL MEN, That I, the said Roy Phillips in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery 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 W. G. Serrine all that tract or lot of land in Gantt Township, Greenville County, State of South Carolina, on what is known as the Piedmont Road, Highway No. 29, containing 2.40 acres, being the same adjoining the tract upon which I now reside, having been purchased from Minnie H. Cooper and conveyed to me on the 19 day of April 1945, deed recorded in R.M.C. Office for Greenville County, S. C. in Volume 274 page 326.

*Minnie H. Cooper
Bertie
W. G. Serrine*

RECORDED AND CANCELLED
RECORDED 26 DAY OF March 1947
BY Miss [Signature]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT [Signature] on this 4 day of 19 47
Book 59 Page 35

This is a second mortgage upon the above tract, the first being held by [Signature] deed recorded in the office of Register Mesne Conveyance for Greenville County, S. C. in Book ___ Page ___

TOGETHER with all and singular the Rights, Member, 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 W. G. Serrine, his Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Two Thousand - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuance of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that I, the mortgagor, am to hold and enjoy the premises until default of payment shall be made, in which event the mortgagee or his representative or assigns shall be entitled to take possession immediately, without notice, receive