

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

Whereas I, Emile Bovey, of Greenville, S.C.

of the County of Greenville in the State aforesaid (hereinafter referred to as the "mortgagor") in and by his certain promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing, of even date herewith, is well and truly indebted to HOME BUILDING AND LOAN ASSOCIATION (hereinafter referred to as the "mortgagee"), which said mortgagor hereby admits to be a corporation duly chartered under the laws of said State and having its principal place of business at Greenville, in said County and State, in the full and just sum of Eighty-five hundred and no/100

dollars (\$ 8500.00), to be paid on or before the date when the 18th series of the capital stock of said mortgagee shall reach maturity, with interest thereon from this date at the rate of eight per cent. per annum, payable monthly, on or before the first Tuesday of each and every month

until paid in full; past due interest to bear interest at same rate as principal both principal and interest to be paid in United States gold coin of the present standards of weight and fineness; all the terms and covenants of said notes, being hereby made a part hereof as fully as if set out at length herein.

Now, know all men, that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville

in Greenville Township that certain lot of land situated in the City of Greenville, in the County and State aforesaid, being designated as Lots Nos. 4 and 5 on plat of lands of West End Land and Improvement Company, recorded in the office of the Register of Mesne Conveyances for said County, fronting one hundred feet on Unnamed Street, and having the following metes and bounds, to-wit: Beginning at an iron pin on an unnamed street one hundred and sixty (160) feet North of McKay Street, corner of lot No. 3 and running thence with said unnamed Street North 11 degrees West one hundred (100) feet to an iron pin corner of Lot No. 6, thence with line of lot No. 6 South 81 degrees West one hundred and sixty (160) feet to an iron pin; thence South 11 degrees West one hundred (100 ft.) feet to an iron pin rear corner Lot No. 3; thence with line of Lot No. 3 North 81 degrees East one hundred and sixty feet (160) to the beginning corner. Being the same lot of land conveyed to me, Emile Bovey by deed of West End Land and Improvement Company dated January 15, 1918 and recorded in the R.M.C. Office for said County in Vol. 15, page 377, and Vol. 15, at page 379.

All those two certain lots of land situate, lying and being in the Sixth Ward of the City of Greenville, Greenville County, South Carolina, having respectively the following metes and bounds:

(1) That lot of land beginning at an iron pin on East side of Augusta Street at corner of lot formerly owned by Mary J. Vaughan, and running thence with Augusta Street S. 20-29 E. 117 feet to an iron pin, corner of Augusta and McKay Streets; thence with McKay Street N. 89 E. 177 feet to an iron pin; thence N. 5 W. 137 1/2 feet to iron pin; thence S. 81-40 W. 194 1/2 feet to the beginning corner; this being the same lot of land conveyed to the Farmers and Merchants Bank by J.W. Gray, Master, by deed dated June 5, 1911 and recorded in Office of Register of Mesne Conveyances for Greenville County in Book 14, page 15.

(2) That lot beginning at an iron pin on the West side of a new unnamed Street forty feet wide, said pin being sixty feet North of the corner of McKay Street and said new street, and running thence with said street N. 11 W. 100 feet to an iron pin; thence S. 81-40 W. 160 feet to an iron pin; thence S. 11 E. 100 feet to an iron pin; thence N. 81-40 E. 160 feet to the beginning corner, known as lots 2 and 3 on plat recorded in office of Register of Mesne Conveyances for Greenville County in Plat Book "A", page 153; this being the lot of land conveyed to the Farmers and Merchants Bank by Wm.G. Sirrine, by deed dated June 27th, 1911, and recorded in Book 10, page 96.

These two lots of land being the same conveyed to me, Emile Bovey by Farmers and Merchants Bank by deed dated October 24, 1919 and recorded in the R.M.C. Office for said County in Book 53, page 349.

Also all that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and in Ward Six of the City Greenville known and designated as Lot number One on map or plat of West End Land and Improvement Co. property, which plat is recorded in Plat Book "A" at page 153, and described by metes and bounds as follows, to-wit: Beginning at a stake at the northwest corner of McKay Street and an unnamed 40 foot street; thence with said McKay Street South 88 deg. 30 min. West one hundred sixty-eight feet to a stake; thence North 11 deg. West thirty-eight feet to a stake at corner of lot No. two; thence with line of lot two North 81 deg. East one hundred sixty feet to a stake on said unnamed 40 foot street; thence with the west line of said unnamed 40 foot street South 11 deg. East sixty feet to the beginning corner. This is the same lot of land heretofore conveyed to Emile Bovey by deed of Farmers and Merchants Bank, dated January 10, 1917 and recorded in R.M.C. Office in Book 46 at page 100, and by deed of correction recorded in Book 25, at page 257 in said office, reference to which deeds is hereby made.

being the same land conveyed to said mortgagor by on 192, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville County, S. C., in Deed Book page.

Together with all and singular the rights, members, 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 mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals.

And said mortgagor hereby covenants and agrees with said mortgagee as follows:

(1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.

(2) That said mortgagor shall keep all buildings and improvements now or hereafter on said premises in the best of condition and shall not remove, demolish or alter any such building or cut any timber without written consent of said mortgagee and shall not commit or permit waste or injury impairing the value of the premises as security for said debt; and in case of impairment, of which said mortgagee shall judge, said mortgagor hereby agrees to make, immediately upon demand, such repairs as said mortgagee may consider necessary to protect his interests; and upon default, said mortgagee may enter upon said premises and make the same.