

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

Whereas *J. Eula D. Quinn*

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

dollars (\$.....), to be paid on or before the date when the..... series of the capital stock of said mortgagee shall reach maturity, with interest thereon from this date at the rate of..... per cent. per annum, payable.....

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 parts 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.

consisting of lot numbered six (6) seven (7) and eight (8) on R. E. Dalton's revised plat of the St. L. Gassaway property dated June 1928, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "H" at page 73, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Ashley Avenue on the corner of lot no five (5) on said plat, and running thence along said avenue S 65° 30' E. one hundred and ninety (190) feet to an iron pin on corner of Newell land; thence along line of Newell and H. M. Hester land S 33° E. along line of Newell and H. M. Hester land *229.1* feet to an iron pin on corner of land of L. Q. Patterson; thence along line of said land of L. Q. Patterson and five one tenth (119.05) feet to an iron pin on corner of lot no five (5) thence along line of said lot S 24° 38' 24" one hundred and eighty eight and two tenths (188.2) feet to the beginning corner.

There is no lien or encumbrance on said land by mortgage judgment or otherwise, except a mortgage to Mechanics Building and Loan Association dated August 27, 1930, recorded in said office in Book 226, at page 265; and a mortgage to Piedmont Lumber Company dated November 28, 1930, and recorded in Mortgage Book 231, at page 2

due as follows: in installments of not less than sixty dollars each, on the sixth day of each month in each year hereafter, until paid in full, with the privilege of anticipatory payment of any or all of said debt at any previous time or times, if well and truly indebted to L. Q. Patterson, as executor of the will of John B. Marshall, deceased (hereinafter referred to as the mortgagee) in the full and just sum of Two Hundred and fifty one (251.60) dollars, all of said notes bearing even date herewith and bearing interest from this date at the rate of eight per cent per annum to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the rate of eight per cent per annum; it being hereby agreed that each of said notes shall have effect after maturity or after default in payment at the rate of eight per cent per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of eight per cent per annum; and that both principal and interest shall be paid in United States gold coin of the present standard of weight and fineness; all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length here

being.....the same land conveyed to said mortgagor by *G. L. Luman, Master*

on *August 26* 1930, by deed

recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville County, S. C., in Deed Book *149*

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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.