

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville
Whereas, Ernest W. Goldsmith

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows:

On the twenty-seventh day of October, 1925, with the privilege of paying not less than two hundred Dollars (\$200.00) on account of principal in any year or years prior to 1925, on giving not less than thirty (30) days' written notice of each such payment.

and in and by interest notes (designated thereon as "interest coupons"), to be paid annually as follows:

is well and truly indebted to Title Guarantee and Trust Company, a Corporation duly chartered under the laws of said State and having its principal place of business in the City and County of Greenville, in said State (hereinafter referred to as the "mortgagee") in the full and just sum of One Thousand Dollars (\$1,000.00)

(Dollars) (\$1,000.00); 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 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 bear interest after maturity or after default in payment at the rate of eight per cent. per annum, to be computed 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 standards of weight and fineness; all the terms and covenants of said notes being hereby made parts hereof as if set out at length hereof.

Now, know all men that said mortgagor, in consideration of said sum of one dollar paid to said mortgagee at and before the signing 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 situated lying and being in the State of South Carolina and County of Greenville

in Greenville, to-wit: In the First City of Greenville, known and designated as No. 4 on the plat of the S. C. Sower property made by W. D. Nevek, dated October 1912, and recorded in Book No. 11, page 10, in the Office of the Register of Mesne Conveyances for said County and State, in Plat Book "C", at Page 43, and having according to said plat, the following metes and bounds to-wit: Beginning at an iron pin on the south-west side of Hampton Avenue two hundred and three (203) feet north-west of Frank Street, on the joint corner of lots No. 3 and 4, and running thence with Hampton Avenue N. 32 deg. 25 minutes W. fifty-one (51) feet to an iron pin on the corner of lot No. 5; thence with line of last mentioned lot S. 57 deg. 35 minutes W. one hundred and forty (140) feet to an iron pin on a ten-foot alley; thence along said alley S. 32 deg. 25 minutes E. fifty-one (51) feet to an iron pin on the corner of lot No. 3; thence with last mentioned lot N. 57 deg. 35 minutes E. one hundred and forty (140) feet to the beginning corner.

There is no other lien or encumbrance on said property by mortgage, judgment or otherwise.

being the land conveyed to said mortgagor by C. P. Rhodes on January 13, 1924, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville County, S. C., in Deed Book 66, page 377.

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.