

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, O. Young Henry, of the City and County of Greenville

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 therein as "first mortgage real estate bonds"), due as follows:

On the tenth day of November, A.D. 1921

and in and by interest notes (designated therein as "interest coupons"), to be paid

is well and truly indebted to Title Guaranty and Trust Company, a Corporation duly chartered under the laws of the State of South Carolina and having its principal place of business in said City, County and State (hereinafter referred to as the "mortgagee") in the full and just sum of Five Hundred Dollars (\$500.00)

; all of said notes bear date herewith and bearing interest from this date at the rate of Eight Dollars 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 bear interest 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 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, in the second Ward of the City of Greenville,

known and designated as lot number twenty-four (24) of the Rowley Place, according to a plat thereof made by W.A. Adams, dated January 1910 and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book C., at page 5; said lot having, according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the east side of Lavinia Avenue, on the north side of a ten foot alley, approximately one hundred and ninety (190) feet from North Street, and running thence with said alley N. 76° 50' E. one hundred and forty-five (145) feet to a stake; thence in a northeasterly direction to a stake on another ten foot alley; thence along said second alley N. 21° 45' W. forty-three (43) feet to an iron pin on joint corner of lots Nos. 24 and 25; thence along the dividing line between said two lots approximately S. 78° W. one hundred and fifty-five (155) feet to an iron pin on Lavinia Avenue; thence along said Avenue S. 21° 45' E. fifty-five (55) feet to the beginning corner.

There is no other lien or encumbrance upon said land or any part thereof by mortgage, judgment or otherwise, except a mortgage for \$4500.00, dated May 10, 1920 and recorded in said office on May 19, 1920 in Book 113, page 1.

The mortgagee covenants and binds itself and successors and assigns to erect no building or buildings and to allow no building or buildings to be erected anywhere on above premises for use in connection with any other lot or premises, either directly or indirectly and not to use or allow said above premises to be used in connection with any other lot or premises, either directly or indirectly.

The mortgagor reserves to herself an easement in the unobstructed use and passage over and along a strip of said lot lying next to the side alley bounding said lot on the South, of the width of five feet and the length of said lot from Lavinia Avenue to the rear line of said lot.

being the same land conveyed to said mortgagor by J.D. Woodside on February 2, 1920, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville County, S. C., in Deed Book 69, page 14

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.