

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville
Whereas, E. B. Martin, Jr.

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-fourth day of November, A.D. 1921

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

is well and truly indebted to Title Guaranty Trust Company, a corporation duly chartered under the laws of said State and having its principal place of business in Greenville, in said County and State (hereinafter referred to as the "mortgagee") in the full and just sum of Fourteen hundred dollars

(\$1400.00); all of said notes bear 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 fully as if set out at length herein.

Now, know all men that E. B. Martin, Jr., 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 mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and these presents do 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, having the following metes and bounds (a part of which are shown on a plat of James A. Ataway, dated November 12, 1908, and on a plat of James A. Adams, dated March 27, 1919, to-wit: Beginning at a rock X on the road which leads from Reedy Fork Church to Old Hundred School (sometimes referred to as the "New Cut Road" and sometimes as the Neely Ferry Road) on corner of a tract containing about twenty-eight (28) acres belonging to S.M. Burdette, and running thence along the Burdette line S. 84-3/4° W. 11.02 chains to a stone; thence N. 14-1/2° W. 2.62 chs. to a stone; thence S. 89-1/2° W. along line of land of Ancrum Fuller 12.22 chs. to a stone; thence (still along line of land of Ancrum-Fuller) S. 1-1/2° W. 30.20 chs. to a stake in a road; thence S. 12° W. 9.06 chs. to a stake; in a road; thence along line of Bodie Young S. 26° W. 9.85 chs. to a stone on the Georgia Road; thence along said Georgia Road (which separates the land hereby mortgaged from land belonging to Tom Garrison) the four following courses and distances, to-wit: S. 85° E. 3.69 chs. to a stake on said road; thence S. 87° E. 13.64 chs. to a stake on said road; thence S. 89° E. 10 chs. to a stake on said road; thence S. 88-1/2° E. 8.70 chs. to the point where said Georgia Road crosses the Neely Ferry Road first above referred to; thence along said Neely Ferry Road (which separates the land hereby mortgaged from lands belonging to J.D. Clark, Swan Huff and John Scott) in a northerly direction 50.32 chs. to the beginning corner; the courses and distances along said Neely Ferry Road being as follows, to-wit: N. 10-1/2° W. 4.04 chs. to bend; N. 4° W. 12.50 chs. to bend; N. 5-1/4° W. 4.00 chs. to bend; N. 9-1/4° W. 7.50 chs. to bend; N. 11-1/2° W. 4.50 chs. to bend; N. 4-1/4° W. 3.50 chs. to the point where a new road leading toward the Augusta Road and Pelzer leaves said Neely Ferry Road; thence N. 64° 40' E. 1.13 chs. to iron pin at bend of road; thence N. 2-1/2° W. 6.97 chs. to a black gum 3xom on corner of estate of John Henry Charles, deceased; thence N. 7° W. 9.31 chs. to a bend; thence N. 3-1/4° W. 10.87 chs. to the beginning corner, containing one hundred and thirty-one and a half (131-1/2) acres, more or less, having been conveyed to me, the said E.B. Martin, Jr., by three separate deeds, to-wit:

- (1) A deed from Mrs. Mamie E. Loftis, dated January 6, 1919 and recorded in the office of the office of the Register of Mesne Conveyances for said County and State in Deed Book 34, page 308, conveying ninety-three (93) acres.
- (2) A deed from Miss Julia D. Charles, as Trustee for John Henry Charles, Sr., dated April 17, 1919 and recorded in said office in Deed Book 53, page 63, conveying 21.05 acres.
- (3) A deed from J.P. Brashier, dated December 15, 1919, and recorded in said office in Deed Book 55, page 109, conveying 17.46 acres.

There is no other lien or encumbrance by mortgage, judgment or otherwise upon said land or any part thereof, except a mortgage this day executed by me to Misses C.P. Nesbitt and Mary R. Nesbitt for twelve hundred dollars (\$1200.00), which is to rank equally with these presents: both are to be first mortgages upon the whole of said land and are to be paid pro rata from the proceeds of sale thereof, without priority or discrimination.

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 _____ 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.