

STATE OF SOUTH CAROLINA, }

Greenville

COUNTY OF

Whereas, I, John N. Wrenn

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 thereon as "first mortgage real estate bonds"), due as follows: in installments of not less than five

hundred dollars each on the twenty-fourth day of October in each year, beginning with the year 1922, until paid in full.

and in and by interest notes (designated thereon as "first mortgage real estate bonds") annually as follows:

is well and truly indebted to Title Guarantee and Trust Company, a corporation chartered under the laws of said State and having its principal place of business in the City of Greenville, in said County and State,

(hereinafter referred to as the "mortgagee") in the full and just sum of five thousand dollars

Dollars, (\$ 5000.00); 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 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

Greenville Township, about two and a half miles north-west of Greenville

Courthouse, including lots one and two, nearly all of lot twenty and the east part of lot five on R.E. Dalton's plat of the property of T.O. and Bessie M. Lawton, recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "E" at page 245; the lot intended to be included in this mortgage having according to said plat, the following metes and bounds, to-wit:

Beginning at a stake on the west or south-west corner of Green Street and the Buncombe Road, and running thence along said Buncombe Road N. 57° 18' W. two hundred and fifty-eight (258) feet to a stake on the corner of lot No. 3; thence along line of last mentioned lot and continuing beyond said line in the same direction S. 32° 40' W. two hundred and thirty and eight-tenths (230.8) feet, more or less to a stake inside of lot No. 5, ten feet from the boundary line of Lot No. 6; thence S. 53° 54' E. (being parallel with and at all times exactly ten feet distant from the boundary line of lots six and nineteen respectively) about two hundred and forty-four (244) feet, more or less to a stake on Green Street; thence along Green Street N. 35° 51' E. two hundred and forty-five and eight-tenths (245.8) feet to the beginning corner. This is a part of the land conveyed to me, the said John N. Wrenn by Mrs. Mabel McB. Charles by deed bearing date September 22nd, 1921 and not yet recorded. This is a first mortgage on said property. There is no other lien or encumbrance of any sort thereon by mortgage, judgment or otherwise.

State of South Carolina, County of Greenville For value received, the within mortgage and the notes secured thereby are hereby assigned, transferred and set over, without recourse, to Mrs. Susan C. Trotter, as Trustee for Susanne Cole Jay, this twentieth day of October, 1931.

In presence of Joanne Powell Crocker Ruth W. Trotter

Southern Guaranty and Trust Company - Successor to Title Guaranty and Trust Company J. C. Patterson Secy. & Treas.



Assignment Recorded Nov. 2, 1931 at 10:45 a.m. # 12315

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.