

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

Whereas, W. W. Stover

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-fifth day of October of each year hereafter, beginning with the year 1923, until paid in full

and in and by W. W. Stover 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 of Greenville, in said State (hereinafter referred to as the "mortgagee") in the full and just sum of Seven thousand five hundred Dollars,

(\$ 7,500.00); 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

in Greenville Township, in the Second Ward of the City of Greenville, having the following metes and bounds, to-wit:- Beginning at a stake on the south-east corner of North Main Street and Earle Street, and running thence along said North Main Street S. 19° 39' W. one hundred and four and three-quarter (104-3/4) feet to a stake on line of a small strip of land conveyed by J.D. Bridges to W.T. Henderson by deed dated March 11, 1921, and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book 74, at page 270, and running thence along the north side of said eighteen inch (18") strip S. 70° 30' E. one hundred and fifty-five (155) feet and five (5) inches to a stake on the south-west corner of a lot of land conveyed by me to W.T. Henderson by deed dated June 21, 1922, and not yet recorded; thence along line of last mentioned lot N. 19° 39' E. one hundred and two and a half (102-1/2) feet to a stake on the south side of Earle Street; thence along said Earle Street N. 70° 27' W. one hundred and fifty-five (155) feet and five (5) inches to the beginning corner. This includes all of the lot conveyed to me, the said William W. Stover, by J.D. Bridges by deed dated April 28, 1922, and recorded in said office in Deed Book 74, at page 335, except the said lot conveyed by me to W.T. Henderson as aforesaid.

Subject, however, to the right of way or easement conveyed by me to said W.T. Henderson by the deed above referred to, affecting a strip of land fronting ten (10) feet on Earle Street and extending southward one hundred and two and a half (102-1/2) feet, lying on the west side of the lot conveyed by me to W.T. Henderson as aforesaid, and constituting the rear end of the lot hereby mortgaged.

There is no other lien or encumbrance by mortgage, judgment or otherwise upon said property, or any part thereof, except a three thousand dollar mortgage given by C.F. Haynsworth to R.F. Watson dated May 15, 1917 and recorded in Book 62, at page 38. That mortgage is to be paid from the proceeds of the present loan.

And as collateral security for the payment of the indebtedness aforesaid I, the said W.W. Stover do hereby transfer, assign and set over unto said Title Guarantee and Trust Company the purchase money note and mortgage for one thousand dollars (\$1000.00) executed and delivered to me by said W.T. Henderson on June 21, 1922; hereby absolving said Title Guarantee and Trust Company from responsibility for collecting said W.T. Henderson's note or interest thereon. I agree to protect my interest in said W.T. Henderson note and mortgage in any manner not inconsistent with the rights of said Title Guarantee and Trust Company, and to collect said W.T. Henderson mortgage and the interest thereon and to receive the same in trust to pay it over to the said Title Guarantee and Trust Company on account of my indebtedness to said Company.

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.

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RECORDED IN DEED BOOK 74 PAGE 335