

STATE OF SOUTH CAROLINA,

Greenville

COUNTY OF

Whereas, I, S.M. Beattie, of the City of Greenville

Greenville

(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 one thousand dollars

each on the thirtieth day of April in the years 1924, 1925 and 1926 respectively,

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 chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in said State), as Trustee

(hereinafter referred to as the "mortgagee") in the full and just sum of three thousand Dollars,

(\$3000.00); all of said notes bearing even date herewith and bearing interest from this date at the rate of seven 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 seven 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 seven per cent. per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of seven 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, about two or three miles south-east of the City of Greenville, known and designated as lot number one (1) of a new subdivision known as "Marshall Forest" according to a plat thereof to be recorded hereafter in the office of the Register of Mesne Conveyances for said County and State, and having, according to such plat, the following metes and bounds, to-wit:

Beginning at an iron pipe on the south-east corner of Riverside Drive and Club Drive, and running thence along said Club Drive S. 23° 05' E. three hundred and sixty-four (364) feet to a stake on a street (not named as yet) now being laid out; thence along said un-named Street N. 73° 45' E. one hundred and seventy-five (175) feet to a stake on the corner of lot No. 2; thence with line of last mentioned lot N. 23° 05' W. three hundred and sixty-four (364) feet to a stake on the south side of Riverside Drive; thence along Riverside Drive S. 73° 45' W. one hundred and seventy-five (175) feet to the beginning corner; this being the same lot of land this day conveyed to me, the said S.M. Beattie, by the said Title Guarantee and Trust Company as Trustee; this mortgage being given to secure the payment of the balance of the purchase price therefor

THE DEBT HEREBY SECURED FULL AND THE LIEN OF THIS MORTGAGE IS SATISFIED. THIS DAY OF May 1926 BY Title Guarantee and Trust Co. WITNESS: J. O. Patterson, Secy. S.M. Beattie

This Mortgage Satisfied in Full this 4th day of May 1926 Title Guaranteed + Trust Co. J. O. Patterson Secy

Witness Bailey + Trust Co. J. O. Patterson Secy

SATISFIED AND CANCELED MAY 24 1926 O'Clock P. M. NO. 11320

being the same land conveyed to said mortgagor by on 1926, 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.