

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

Whereas, Mary H. Mayes

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: one year from date

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

is well and truly indebted to Southern Guaranty and Trust Company, as Trustee under the will of R. L. Hudson, deceased

(hereinafter referred to as the "mortgagee") in the full and just sum of Two Hundred and fifty (\$250.00) Dollars,

(date); all of said notes bearing even date herewith and bearing interest from date at the rate of seven per cent. per annum, to be computed and paid annually 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 annually, all interest not paid when due to bear interest at the rate of 7 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 Township

in the second ward of the City of Greenville, having the following metes and bounds:-

Beginning on the southeast corner of Manly and Pettigrew Streets and running thence along Manly Street S. 15-1 E one hundred (100) feet to a stake on the northwest corner of the lot conveyed by Mrs Edith J. Wilson to J. F. Mathews by deed recorded in the office of the Register of Mesne Conveyance for said County and State in Deed Book 5, page 18; thence along line of said Mathews lot N. 74-59 E. one hundred and seventy-three (173) feet to a stake; thence N. 15-18 W. (this line being parallel with Manly Street) one hundred and thirty (130) feet to a stake on the south side of Pettigrew Street; thence along last mentioned Street S. 65 W. one hundred and seventy-five (175) feet and eleven inches to the beginning corner.

This includes two lots conveyed to my mother, the late Frances Louise Mayes, by Edith J. Wilson, by two deeds given on Oct 7, 1905 and June 7, 1907, respectively and recorded in said Office in Deed Book 888 at page 76, and in Deed Book 105 at page 486, respectively. My said Mother departed this life intestate on March 16, 1923 having survived her husband, and leaving as her heirs at law and distributees her two children, Charles F. Mayes and myself.

This mortgage is subject to two previous mortgages given to the Title Guaranty and Trust Company for eight hundred and fifty dollars (\$850.) and one thousand five hundred dollars (\$1,500.) dated July 6, 1929, and Oct 16, 1929, respectively, and recorded in Book 116 at page 121, and Book 31 at page 279, respectively, in the office of the R. M. C. for Greenville County.

being the same land conveyed to said mortgagor by \_\_\_\_\_ on \_\_\_\_\_, 1929, 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.