

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville
Whereas, J. T. Messer

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: Six months from date

and in and by one interest notes (designated thereon as "interest coupons"), to be paid
annually as follows: six months from date

is well and truly indebted to J. P. Owings August 7, 1940

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

(\$ 50.00); all of said notes bearing even date herewith and bearing interest from date at the rate of 7
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 7 per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or in default in payment at the rate of
7 per cent. per annum, to be computed semi-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 mortgagee by said mortgagor at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted,
bargained, sold and released and 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,

All that piece parcel or lot of land, in Greenville
Township, County and State aforesaid, near the
corporate limits of the city of Greenville, being and
designated as lot #5 according to a plat of the property
of H. H. McAlister, which said plat is recorded in R. M. C.
office for Greenville County. Beginning at an iron pin
on an unnumbered street, common corner of lots 5 and
6, and running thence along line of lot #6 S. 56-00 E.
115 feet to an iron pin in the line of lot #8. Thence
along the line of rear line of lots #'s 8 and 9, S. 51-20
N. 50 feet to an iron pin, corner of lot #4; thence
along line of lot #4, N. 56-00 W. 115 feet to an iron pin
on street, corner of lots #'s 4 and 5; thence along said
street N. 51.20 E. 50 feet to the beginning corner. This
being the same lot of land conveyed to me by Emily
C. Marchbanks, see R. M. C. deed book 192, page 204.

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.