

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

Whereas,

(Mrs.) Janie M. Carn of the County of 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 one year after Feb 1st 1946

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

is well and truly indebted to

L. O. Patterson

(hereinafter referred to as the "mortgagee") in the full

and just sum of three hundred Dollars.

(\$300.00); all of said notes bearing even date herewith and bearing interest from this date at the rate of six 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 six 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 six per cent. per annum, to be computed semi- annually, all interest not paid when due to bear interest at the rate of six per cent. per annum; ~~and that both principal and interest shall be paid in United States gold coin of the present standard 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, 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,

At the northern limits of the City of Greenville (the boundary line of said city passing through said lot, and a portion of the lot being returned for taxation in said city and the remainder in School District "7-16") known and designated as Lot Number ten (10) on R. E. Dalton's Plat of May, 1923, and recorded in the Office of the Register of Mesne Conveyances for said County in Plat Book "7" page 33, and having, according to said plat, the following "Metes and bounds, to-wit: Beginning at an iron pin on the west side of Simons Court, on the southeast corner of Lot No. 9 on said plat, and approximately 230.7 feet southward from the south side of Ashley Avenue, and running thence N. 78-31 W. 135.8 feet, more or less, along line of Lot No. 9 to an iron pin on joint corner of Lots Nos. 1, 2, 9 and 10; thence S. 24-37 W. 50 feet, more or less, along line of Lot No. 1 to an iron pin on the "old Stone line"; thence along said line S. 74-30 E. 29.2 feet, more or less, to a cast iron monument; thence (still along the Stone line) S. 78-44 E. 116.2 feet, more or less, to an iron pin on the west side of Simons Court; thence N. 13-49 E. forty-seven and 9/10 (47.9) feet, more or less, to the beginning corner, this being the same land conveyed to me this day by said L. O. Patterson; this being a first mortgage on said premises, given to secure the payment of the remainder of the purchase money therefor.

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.