

For value received, I hereby transfer, assign and set over the within mortgage and the note secured thereby to L. O. Patterson as Trustee, under the will of Mrs. Louisa E. White, deceased, without recede, without prejudice, this 15th day of February, 1946, L. O. Patterson, as Trustee for Charlotte M. Stoney in presence of: Nellie M. Smith and for the Estate of Jessie M. Markley, deceased.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, Modern Industries, a Corporation duly chartered under the laws of said state and having its principal place of business in the City of Greenville, in the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain 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: on the fifteenth day of February, 1951, with the privilege of paying any portion or all of said debt on any date on which the interest is due to be paid,

and in and by interest notes (designated thereon as "interest coupons") to be paid annually as follows: L. O. Patterson, as trustee for Charlotte M. Stoney and for the Estate of Jessie M. Markley, deceased,

is well and truly indebted to (hereinafter referred to as the "mortgagee") in the full and just sum of three thousand, five hundred

(\$ 3,500.00) Dollars, all of said notes bearing even date herewith and bearing interest from this date at the rate of four and one-half

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 four and one-half

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 four and one-half

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, 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 situated lying and being in the State of South Carolina and County of Greenville

In the Fifth Ward of the City of Greenville, having the following metes and bounds, to-wit: beginning at a stake on the southwest corner of River Street and Racot Alley, and running thence along said alley approximately 7.63 W. 2.42 chains, more or less, to the corner of said Racot Alley and an Alley separating said mortgaged premises from land of the estate of Abner H. McKinney deceased; thence along said last mentioned alley approximately S. 49 1/2 W. 1.83 chains, more or less, to a stake on the corner of the lot conveyed to said mortgagor by L. O. Patterson, as Executor, by deed dated August 5, 1943, and recorded in the office of the Register of Mesne Conveyances for said County in Book 255, page 274, thence along the line of last mentioned lot S. 56 3/4 E. 59 links, more or less, to a stake; thence, N. 75 E. 2.43 chains, more or less, to a stake on River Street; thence along River Street N. 26 1/2 E. 90 links, more or less, to the beginning corner, containing 32/100 of an acre, more or less, and being known as Lot 23 in Block 1 on page 71 on the "Block Book" of said City, now on file in the office of the Auditor of said County. This is the same lot this day conveyed to said mortgagor by said L. O. Patterson, trustee as aforesaid, and this mortgage covers no more property than that so purchased by this mortgagor from said trustee; it is a first mortgage on said premises and is given solely for the unpaid portion of the purchase money of said premises bona fide purchased and mortgaged, and it is delivered at the same time as said deed is delivered, and interchanged therewith. The execution of this mortgage is duly authorized by a resolution duly adopted by the directors of said mortgagor corporation, a copy whereof, attached hereto, all being in exact conformity to the requirements of the laws of said state,

being the same land conveyed to said mortgagor by 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.

RECORDED AND INDEXED AT 3:30 O'CLOCK P. M. NO. 1946-2