

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, M. Caroline Sanders, of the City of Columbia, in said State SEND GREETING: WHEREAS, I the said M. Caroline Sanders,

am well and truly indebted to The Homestead Bank of Columbia, in the sum of Three hundred (\$300.00) Dollars, in and by my promissory note for said sum, dated April 13, 1935, payable one year after date, to the order of said bank, with discount before and interest after maturity at the rate of seven (7) per cent per annum, with all costs of collection and ten per cent attorney's fee, if default is made in any of the payments due thereunder, as in and by said note reference being thereunto had will more fully appear.

And It Is Agreed, by and between the said parties, that the said mortgagor, her heirs, executors or administrators, shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire for the sum of at least three hundred (\$300.00) Dollars and assign the policy of insurance to the said Bank, its successors or assigns, and in case he or they shall at any time neglect or fail so to do, then the said Bank or assigns may cause the same to be insured in its own name of the owner or owners, and reimburse itself for the premiums and expenses of such insurance under the mortgage.

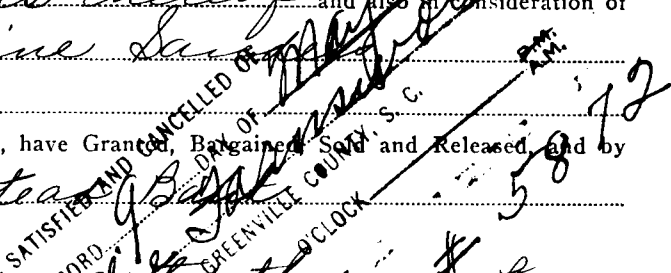
reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I this M. Caroline Sanders in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank

of the said note and any and all renewals thereof and also in consideration of the further sum of Three Dollars to the said M. Caroline Sanders

in hand well and truly paid by the said Bank

at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have Granted, Bargained, Sold and Released, and by these Presents do Grant, Bargain, Sell and Release unto the said The Homestead Bank



All that lot of land with the improvements thereon known as No 17 West Stone Avenue, situate, lying and being at the South eastern corner of the intersection of Stone Avenue and Townes Street, in the City and County of Greenville, in the State of South Carolina, and having the following boundaries and measurements, to-wit: On the north by Stone Avenue, and measuring thereon One hundred twenty-one and one-half (121.5') feet; on the East by lot now or formerly of Hugh Wood whereon it extends ninety-four (94') feet; On the South by lot of said M. Caroline Sanders whereon it measures One hundred twenty-one and one-half (121.5') feet; and on the West by said Townes Street and measuring thereon ninety-four (94') feet. Said lot was heretofore conveyed to me by J.C. Sanders by deed dated June 5th, 1912, and recorded in the office of the Register of Deeds for said Greenville County, in Book Twenty (20) of Deeds, at Page 29. I certify that I am the owner of the above described premises and in possession thereof through tenants, and that there is no prior lien or encumbrance thereon.

And It Is Further Agreed, that said mortgagor, her heirs, administrators, executors, and assigns, shall promptly pay all taxes and paving liens and water rents assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, and reimburse itself under this mortgage.

And It Is Further Agreed, that the said mortgagor, her heirs, executors, administrators or assigns, shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt.

And it is Further Agreed, that in case of nonpayment of the said debt or sum of money, with the interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said note and renewals or in case the said mortgagor, her successors, heirs, executors or administrators, shall neglect or fail to pay the taxes or paving liens or water rents charged against the said property, or shall neglect or fail to insure the house and building on said land, and keep the same insured, as aforesaid, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything herein to the contrary notwithstanding.

#8077 - For Release of Lot cor W. Stone Ave & Townes St. See deed Book 187 page 28.

obligation contained to the contrary notwithstanding.