WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 15000

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS:

That Granville J. Nolan, Greenville, S. C. R. F. D. No. 2

SEND GREETING:

WHEREAS, the said Granville J. Nolan and Caroline Nolan

indebted in and by a certain instrument in writing called Note, and hereinafter so referred to, bearing even date herewith, for the principal sum of Five Thousand Dollars ($5000.00) DOLLARS, payable to the order of THE PENN MUTUAL LIFE INSURANCE COMPANY, a corporation duly chartered under the laws of the State of Pennsylvania, at its Home Office in the City of Philadelphia, State of Pennsylvania, in gold coin money of the United States of America, of the present standard of weight and fineness, as follows:

Two hundred fifty ($250.00) dollars on March 1, 1924,
Two hundred fifty ($250.00) dollars on March 1, 1925,
Two hundred fifty ($250.00) dollars on March 1, 1926,
Two hundred fifty dollars ($250.00) on March 1, 1927,
Four thousand ($4000.00) dollars on March 1, 1928,

and bearing interest from date until maturity at the rate of 6 per cent. per annum, said interest being payable semi-annually on the first days of March and September in each and every year until the maturity of said Note, and if not so paid to bear interest at the same rate as the principal debt; said principal sum to bear interest after maturity at the rate of eight per cent. per annum, payable semi-annually, and that the maker will pay ten per cent. of the amount then due, in addition to the principal and interest, as attorney's fees, if placed in the hands of an attorney for collection, after conditions broken:

NOW, KNOW ALL MEN, That I, the said Granville J. Nolan

of the County and State aforesaid, in consideration of the said debt and Note aforesaid, and for the better securing the payment of the principal obligation, and interest thereon, herein described, and all renewal principal or interest obligations that may hereafter be given to evidence said principal or the interest upon the same during the said time of extension, in the event of any extension of time for the payment of said principal debt, and the performance of the covenants herein contained to be said The Penn Mutual Life Insurance Company, according to the condition of said Note, and also in consideration of the sum of One Dollar to me, the said Granville J. Nolan

in hand well and truly paid by the said The Penn Mutual Life Insurance Company, 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 Penn Mutual Life Insurance Company, its Successors or Assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the City and County of Greenville, State aforesaid, and designated as Lot No. 3 on a plat of property of Mrs. Sue Earle Cleveland, recorded in the R. M. C. Office for Greenville County in Plat Book "A" at page 10, reference being craved to said plat for a more complete description, said lot fronting on the East side of Earle Street, and having such metes and bounds as will appear by reference to said plat, to wit: Beginning at a point on the East side of Earle Street, said point being 246.7 feet in a Northerly direction from the intersection of Earle Street with East Washington Street, and running thence with the line of Lot No. 4 S. 64-45 E. Seventy-two feet; thence S. 27-10 E. two hundred and three feet; thence with the line of Lot No. 2 S. 64-45 W. Seventy-two feet to Earle Street; thence with the East side of Earle Street N. 27-10 W. two hundred and three feet to the beginning corner.

This is a second mortgage, said premises being subject to a first mortgage to Carolina Joint Stock Land Bank, dated February 12, 1923, recorded in the R. M. C. Office for Greenville County in Mortgage Book 51 at page 252.

The Grantor covenants that he will warrant and forever defend all and singular the said premises unto the said The Penn Mutual Life Insurance Company, its Successors or Assigns, from and against himself and his heirs, executors and administrators and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

And it is agreed that the Grantor shall keep the buildings on said premises insured against loss by fire in the sum of Three Thousand Dollars, in a company or companies to be approved by the said The Penn Mutual Life Insurance Company, its Successors or Assigns, during the continuance of this mortgage, and that the policy or policies of insurance shall be assigned to the said The Penn Mutual Life Insurance Company, its Successors or Assigns, as further security for the payment of the debt hereby secured, and that in default of such insurance the said The Penn Mutual Life Insurance Company, its Successors or Assigns, may cause the premises to be insured as aforesaid, and the premium paid therefor shall be a debt against the said Granville J. Nolan and Caroline Nolan, and shall be secured by this mortgage, and bear interest at the rate of eight per cent. per annum from the date of payment.

And it is agreed that if default be made in the payment of the said debt or any part thereof, or in the payment of any premium of insurance as aforesaid, or any assessment, charge or tax levied upon the said premises, or any part thereof, or any interest thereon, or in the performance of any of the covenants herein contained, then the whole of said debt, principal and interest, shall become due at the option of the said The Penn Mutual Life Insurance Company, its Successors or Assigns, and this mortgage may be foreclosed accordingly, and all costs and charges of suit, including a reasonable attorney's fee, shall be added to the debt hereby secured, and be recoverable hereunder.

And it is agreed that the said Granville J. Nolan and Caroline Nolan shall remain in possession of the premises above described until default be made in the payment of the debt aforesaid, or some part thereof, or of the interest thereon, or some part thereof, or in the payment of some premium of insurance as aforesaid, or some assessment, charge or tax levied upon the said premises, or some part thereof, or in the performance of some of the covenants herein contained.

And it is agreed that the said Granville J. Nolan and Caroline Nolan shall pay all taxes, assessments and charges that may be levied upon the said premises, and in default thereof the said The Penn Mutual Life Insurance Company, its Successors or Assigns, may pay the same, and the amount so paid shall be a debt against the said Granville J. Nolan and Caroline Nolan, and shall be secured by this mortgage, and bear interest at the rate of eight per cent. per annum from the date of payment.

And it is agreed that the said Granville J. Nolan and Caroline Nolan shall not commit or suffer any waste upon the said premises, and that the said The Penn Mutual Life Insurance Company, its Successors or Assigns, may enter upon and inspect the said premises at any time.

And it is agreed that upon the payment of the debt aforesaid, and all interest thereon, and all premiums of insurance, assessments, charges and taxes as aforesaid, and all costs and charges of suit, including a reasonable attorney's fee, and the performance of all the covenants herein contained, then this mortgage shall be satisfied and released at the cost of the said Granville J. Nolan and Caroline Nolan.

And it is agreed that the said Granville J. Nolan and Caroline Nolan shall pay all costs and charges of recording this mortgage and any papers necessary to release the same.

And it is agreed that the said Granville J. Nolan and Caroline Nolan shall pay all costs and charges of suit, including a reasonable attorney's fee, if placed in the hands of an attorney for collection, after conditions broken.

In witness whereof, the said Granville J. Nolan has hereunto set his hand and seal, and the said The Penn Mutual Life Insurance Company has caused these presents to be executed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Secretary, this 26th day of September, 1923.

In the presence of:
R. L. Flower
W. A. Peffle

The Penn Mutual Life Insurance Company
By Robert E. Preston, Vice President
Attest Sydney A. Diament, Secretary
(CORPORATION SEAL)

State of Pennsylvania, County of Philadelphia, ss.

Personally appeared before me W. A. Peffle who, being duly sworn, says that he saw the within named The Penn Mutual Life Insurance Company by Robert E. Preston, its Vice President, and Sydney A. Diament, its Secretary, sign, seal, execute and deliver the within mentioned mortgage for the uses and purposes therein mentioned; and that he with R. L. Flower witnessed the execution thereof; that he is not a party to nor interested in the said mortgage transaction.

W. A. Peffle

Subscribed before me this 27th day of September A.D. 1923.

W. A. Peffle
Notary Public
My commission expires March 2, 1931.

(NOTARIAL SEAL)

Recorded Sept. 27th 1923. at 11:45 A.M.