

STATE OF SOUTH CAROLINA, }

COUNTY OF..... }

Whereas, .....

..... of the County of....., 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 due as follows.....

is well and truly indebted to TITLE GUARANTEE AND TRUST COMPANY, a corporation duly chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in said County and State.....

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

..... Dollars, (\$.....); all of said notes bearing even date herewith and bearing interest from..... at the rate of.....

per cent. per annum, to be computed and paid..... annually until paid in full; all interest not paid when due to bear interest at the rate of.....

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.....

per cent. per annum, to be computed..... annually, all interest not paid when

due to bear interest at the rate of..... 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 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.....

in..... Township.

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.