

ments of principal as required or any of said interest notes or any part thereof, or if failure be made to perform any of the covenants or agreements contained in this mortgage, the terms whereof are made a part of said note, then at the option of the holder of said note the principal sum remaining unpaid with accrued interest shall at once become due and collectible without notice, time being of the essence of the contract, and said principal sum shall bear interest at the rate of eight per cent, per annum from such time and until paid, and it being also agreed that in such case the maker of said note shall pay all costs of collection together with a reasonable sum for attorneys' fees; as in and by said note, reference ^{being} thereto had will more fully appear:

Now Know All Men that I the said mortgagor for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, with the interest thereon, unto the said United States Mortgage and Trust Company and also for and in consideration of the sum of One Dollar (\$1.00) to me in hand paid by the said United States Mortgage and Trust 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 United States Mortgage and Trust Company,

All that lot situate in Ward One of the City of Greenville, on the north side of James Street, described as follows: Beginning at an iron pin on the North side of James Street, at corner of lot sold by C. A. David, et al. to R. F. Watson, and running thence in a southeasterly direction with the North side of James Street, 132 feet to an iron; thence in a northwesterly direction 120 feet, more or less, to an iron pin at the Southern corner of lot sold by C. A. David et al. to Mrs Ida R. Bonneau; thence with the back line of said lot 104 feet to the lot sold by C. A. David, et al. to Mary H. David; thence with the line of said lot 18 feet, more or less, to the south east corner of said lot; thence with the back line of lot sold by C. A. David, L. S. David and Annie D. Andrews, to a pin on the south side of a 20-foot alley; thence with the south side of said 20-foot alley, 137.4 feet to R. F. Watson's line; thence with R. F. Watson's line, 356 feet to the beginning corner. Being the same lot "next Page."