

and numbered respectively "Interest Note No. 1" to "Interest Note No. ...."

Each of the principal and interest notes provides for the payment of ten per cent. of the amount due thereon when collected, as an attorney's fee for said collection, if, after maturity and default in the payment, it be placed in the hands of an attorney for collection, and contains a waiver of presentment, demand, protest and notice of dishonor, protest and extension, as by reference to said notes will more fully appear.

NOW, KNOW ALL MEN, That the Mortgagor.....in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and interest thereon, as well as the payment when due by the Mortgagor.....to the Mortgagee of all other sums becoming due under the terms of said notes and of this Mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagors in hand well and truly paid by the Mortgagee 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 doth grant, bargain, sell and release, unto the Mortgagee, its successors and assigns, forever, all of the following described real estate, situate, lying and being in the County of.....Greenville....., State of South Carolina, particularly described as follows:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, on the south side of West Court Street, and having, according to a plat of the property of Roger P. Seovil made by Walton & Nevel, February, 1937, the following metes and bounds, to-wit:

Beginning at a point in the south side of Court Street in the center of a brick wall, which point is 70.4 feet east of the southwest intersection of West Court Street and Jackson Street, joint corner of Property of Carolina Supply Company, and running thence along the south side of West Court Street S. 69-27 E. 48.1 feet to an iron pin in line of property belonging to the Donaldson Estate, thence along the line of the Donaldson Estate S. 20-41 W. 125 feet to an iron pin in line of Southern Railway right of way; thence along said right of way N. 69-27 W. 8.5 ft. to an iron pin in said right of way; thence N. 20-41 E. 7.8 feet to an iron pin; thence still with said right of way N. 69-00 W. 39.6 feet to an iron pin; thence N. 20-41 E. partly along center of a brick wall 116.7 feet to the point of beginning. Being the same lot of land conveyed to the mortgagor herein by C. P. Carle, Conservator of Mechanics Building & Loan Association by deed dated November 15, 1936, and recorded in R. M. C. Office for Greenville County in Deed Book 192 at page 12.

Privilege is hereby extended to the borrower to anticipate payment of the principal sum due hereon on any interest payment date beginning February 1, 1940, in multiples of \$100.00 at par and interest on 60 days written notice to the mortgagee.

TO HAVE AND TO HOLD, The above described real estate, together with the buildings and improvements now or hereafter on said lands, if any, and all personal property now or hereafter attached in any manner to said buildings or improvements, and all the rights, members and appurtenances thereunto belonging or in anywise appertaining, all and singular, unto the Mortgagee its successors and assigns forever.

And the Mortgagor.....hereby binds.....himself, his heirs, representatives and assigns, to warrant and forever defend, all and singular, the said real estate unto the Mortgagee from and against himself and his heirs, representatives and assigns and every person whomsoever lawfully claiming the same, or any part thereof.

And it is hereby covenanted and agreed between the parties hereto, as follows, to-wit:

FIRST:—That the Mortgagors (a) will pay the said debt or sum of money, and interest thereon, as and when the same shall be due and payable, according to the true intent and meaning of the said notes, or any renewals thereof, or of any portion thereof, and especially will pay on demand all costs and expenses of whatever nature which the Mortgagee shall incur or be put to, including and in addition to, attorney's fees as provided in the said notes, for collecting the said debt or sum of money and interest thereon, by demand of attorney or by legal proceedings, or for protecting or enforcing through especially employed attorneys and agents, and by legal proceedings or otherwise, any of its rights under the provisions of this Mortgage, all of which said costs and expenses are hereby made a part of the debt herein secured; (b) will execute and cause to be executed, such further assurances of title to the said real estate, and take, and cause to be taken, such steps including legal proceedings, as may at any time appear to the Mortgagee to be desirable to perfect its title to the said real estate free from any defect, cloud or encumbrance; (c) will pay all taxes and charges assessed on said real estate before the same shall become delinquent, and immediately thereafter exhibit to the Mortgagee official receipts showing the payment of same; (d) will, at his own expense during the continuance of this debt, keep the buildings on said real estate constantly insured against loss by fire, in some responsible stock fire insurance company or companies satisfactory to the Mortgagee, for an amount not less than.....

Nine Thousand.....Dollars (\$9,000.00)

.....), with the loss, if any, payable under New York Standard Mortgage Clause with contribution clause stricken, or a substantially similar clause, to the Mortgagee, as its interest may appear, and will pay the premium or premiums on the policy or policies in advance, and deliver the policy or policies as additional security, and where renewal policies are necessary in the performance of this covenant will deliver them to the Mortgagee.