

STATE OF SOUTH CAROLINA, #4849- Talbot # 21054- Parker, now # 21616- Varn.
County of Greenville

THIS (DEED OF TRUST) MORTGAGE Made this 1st day of September, in the year 1931, by and between

William D. Varn of the City of Greenville, State of South Carolina, hereinafter designated as First Parties; and Edgar J. Necht of the City of New York, State of New York, hereinafter designated as Second Parties; and American Bank and Trust Company of Greenville, S. C., hereinafter designated and referred to as Local Trustee, and Union Trust Company of Maryland, one of the Second Parties, is hereinafter designated and referred to as Foreign Trustee).

WHEREAS the First Parties have received a certain loan of money evidenced by the notes herein described and have agreed to secure the said notes by this Mortgage and Trust.

NOW THEREFORE THIS (DEED OF TRUST) MORTGAGE WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) paid to the First Parties by the Second Parties, the receipt whereof is hereby acknowledged by the said First Parties and in consideration of the acceptance of the Second Parties of the trusts hereinafter set forth, which acceptance of the Second Parties is evidenced by their authentication of the said notes, the First Parties hereby grant and convey unto the Second Parties, their survivor and successors, certain real estate situated in the County of Greenville, State of South Carolina, and described as follows, that is to say;

Known and designated as Lot B on plat of property of L. C. Ashmore, and having according to plat made by Dalton & Neves, Engineers, November 1925, the following metes and bounds, to-wit: -

Beginning at an iron pin in the West side of Grove Road, which iron pin is 234 feet south of the Southwest corner of Grove Road and Arthur Adaper, and running thence N. 67 deg. 23' N. 108.8 feet to an iron pipe; thence S. 32 deg. 42' N. 71 feet to an iron pipe; thence S. 67 deg. 23' E. 25 feet to an iron pipe on West side of Grove Road; thence with the West side of Grove Road N. 19 deg. 19' E. 70 feet to the beginning corner. Privilege is given the mortgagor to anticipate in whole at any time.

Being the same premises conveyed to the Grantor herein by deed from Greyling Realty Corporation, bearing even date herewith and to be simultaneously recorded; this deed of trust being a purchase money deed of trust given to secure a portion of the consideration for such conveyance.

at the rate of six per cent (6%) per annum, payable semi-annually, and being authenticated by the certificate of the Second Parties endorsed thereon the principal and interest thereof being payable in gold coin of the United States of America of the present standard of weight and fineness on or before the 1st day of September, 1936, as hereinafter set forth, at the principal office of the Union Trust Company of Maryland, Baltimore, Maryland, upon presentation and surrender of the coupons originally attached thereto as they may severally fall due, the said coupons representing interest and installments of the principal thereon, the said principal note being numbered 21616, and the said coupons originally attached thereto and referring to said principal note being numbered One (1) to Eleven (11) both inclusive, the said coupons providing for payments of the principal of said note in amounts aggregating the total amount of said principal note, and providing for interest in the said principal note or on the amount thereof remaining unpaid, said coupon being designated herein First Series.

TOGETHER with the buildings and improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same, together with all and singular the improvements, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining, forever.

And the said First Parties covenant with the said Second Parties that the said First Parties are indefeasibly seized in fee simple of said premises and have full power and lawful right to convey the same as aforesaid, and that the same is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, tax titles, or tax certificates, liens, assessments and encumbrances of what nature and kind soever; and the said First Parties do fully warrant the title to the said premises and will defend the same against the lawful claims of all persons whomsoever, BUT IN TRUST AND CONFIDENCE NEVERTHELESS for the following uses and purposes, to-wit:

(a) To secure to the holder or holders thereof, equally and ratably and without preference or priority the one over the other, without preference or priority of principal over interest or of interest over principal or of any installment of interest over any other installment of interest, the payment of a certain promissory

negotiable note of the First Parties of even date herewith in the amount of Three Thousand Three Hundred and Fifty Dollars (\$ 3,350.00), payable to the bearer thereof, the principal and interest thereof being payable in

See Resignation of Trustee See Deed Book 186, Page 323.