

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

To all whom these presents may concern: I, Samuel C. Calder, in the State aforesaid send Greeting: WHEREAS, I, Samuel C. Calder, am, indebted unto Security Life and Trust Company in the sum of Thirty-five Hundred (\$3,500.00) Dollars for money loaned, as evidenced by my promissory note dated this day and maturing February 18, 1937 (the same being the principal sum of said loan) bearing interest at six per cent. per annum, and for the payment of the interest thereon accruing before the maturity of said principal sum fourteen interest notes have been executed by me, bearing the same date, to become due as follows, to-wit:

A note for	\$105.00	due	August 18, 1930	and a note for
	\$105.00	due	February 18, 1931	and a note for
	\$105.00	due	August 18, 1931	and a note for
	\$105.00	due	February 18, 1932	and a note for
	\$105.00	due	August 18, 1932	and a note for
	\$105.00	due	February 18, 1933	and a note for
	\$105.00	due	August 18, 1933	and a note for
	\$105.00	due	February 18, 1934	and a note for
	\$105.00	due	August 18, 1934	and a note for
	\$105.00	due	February 18, 1935	and a note for
	\$105.00	due	August 18, 1935	and a note for
	\$105.00	due	February 18, 1936	and a note for
	\$105.00	due	August 18, 1936	and a note for
	\$105.00	due	February 18, 1937	and a note for

Security Life and Trust Company
Winston-Salem, N. C.
Received of Samuel C. Calder
the sum of \$3,500.00
for the principal of the above
promissory note and interest thereon
to the date hereof
9/24

each of said notes bearing interest at their respective maturity at the same rate all of which both principal and interest are payable in United States gold coin of the present standard of weight and fineness, to the Security Life and Trust Company, of Winston-Salem, N. C. and are all with their accruing interest to be secured by this conveyance, as will more fully appear by reference to said notes.

Witness
Ollie J. [unclear]
Deputy

Now, know all men by these presents, that I, the said Samuel C. Calder in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof to the said Security Life and Trust Company, of Winston-Salem, N. C. according to the condition of the said note, and also in consideration of the further sum of Three Dollars to me, the said Samuel C. Calder in hand well and truly paid by the said Security Life and Trust Company, of Winston-Salem, N. C. 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 Security Life and Trust Company, of Winston-Salem, N. C., its successors and assigns, all that tract of land in Greenville Township, Greenville County, South Carolina in the Town of West Greenville, having the following metes and bounds:

Beginning at a point in Pendleton Street, joint corners of lots Nos. 12 and 13, and running thence N. 13-15 E. 118 feet, 6 inches, to a stake on Branwood Street; thence S. 74-20 E 38 feet, 6 inches to a stake on Branwood Street, corner Lot No. 14; thence within line of Lot No. 14, 124 feet to a stake on Pendleton Street, thence with Pendleton Street 40 feet to the beginning corner; being known as lot No. 13 of Perry Avenue Annex, according to a plat of W. D. Neves, made March 1912, recorded in Plat Book "A", pages 878 and 879, R. M. C. Office for Greenville County, and being the same lot conveyed to S. C. Calder, by W. T. Henderson March 26, 1920, by deed recorded in the R. M. C. Office for Greenville County in Volume 58, at page 217.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the said Security Life and Trust Company of Winston-Salem, N. C. its successors and assigns forever, And I said Samuel C. Calder, hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Security Life and Trust Company of Winston-Salem, N. C., its successors and assigns against me and my heirs, and against every person, whomsoever, lawfully claiming or to claim the same or any part thereof.

Provided always nevertheless, and it is the true intent and meaning of the parties of these presents that if the said Samuel C. Calder, does and shall well and truly pay or cause to be paid unto the said Security Life and Trust Company of Winston-Salem, N. C., its successors or assigns, the said debts and sums of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said notes and the conditions therein written, then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

And it is covenanted and agreed that at all times during the continuance of this mortgage and until said mortgage shall be fully paid or released, the mortgagor will keep the buildings on said premises unceasingly insured against fire in such responsible insurance company or companies as shall be satisfactory to the mortgagee, in the amount then secured by this mortgage, with a mortgagee and subrogation clause satisfactory to the mortgagee attached to said policy or policies of insurance; that if a greater amount of insurance is placed upon the said buildings than the amount aforesaid, all such insurance shall be made payable in case of loss as aforesaid and with like subrogation clause: that all of said insurance policies shall be at all times deposited with the mortgagee and that all premiums on all of the policies of insurance shall be promptly paid when due. In case of loss and payment by any insurance companies, the amount of the insurance money paid shall be applied either on the indebtedness secured hereby, or in rebuilding and restoring the damaged buildings as the mortgagee may elect. And it is further covenanted and agreed that in the event that the mortgagor shall fail to pay any premiums for insurance upon said buildings, then the mortgagee or its assigns shall