

The State of South Carolina,
County of Greenville

To all whom these presents may concern: I, T. H. Cromer, Jr., of the above State and County, Send Greeting:

Whereas, I, the said T. H. Cromer, Jr., in and by my nine certain notes or obligations, bearing date the fifth day of March A. D., 1930, stand firmly held and bound unto Lila K. Duval of the State of South Carolina, and County of Florence, in the actual sum of Four Hundred and no/100 (\$400.00) Dollars conditioned for the payment of the full and just sum of Four Hundred and no/100 (\$400.00) Dollars, represented by a series of nine notes; the first to become due on April 1, 1930, and in the sum of \$15.00; and a like note on the 1st. day of each and every month thereafter for the period of seven additional months; and the last note of said series for the sum of \$280.00 maturing on the 1st. day of December, 1930. All of said notes bearing interest after maturity at the rate of 8% per annum. Failure to make payment of either of said notes at same matures, or failure to keep the property adequately insured shall automatically mature the entire indebtedness at the option of the Mortgagee. as in and by the said nine notes and condition thereof, reference being hereunto had, will more fully appear.

Now Know All Men, That I the said T. H. Cromer, Jr., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Lila K. Duval, according to the terms of the said 9 notes and also in consideration of the further sum of Three Dollars to me the said T. H. Cromer, Jr., in hand well and truly paid by the said Lila K. Duval, 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 Lila K. Duval, her heirs and assigns forever;

"All that lot of land situate, lying and being in the County of Greenville and State of South Carolina, being known and designated as lot No. 22 on plat of "Hillside Heights" a subdivision of tract No. 3 "Overbrook" property, made by R. E. Dalton, Engr. recorded in the office of the R. M. C. for Greenville County in plat book "F" at page 101, and having the following metes and bounds according to said plat; beginning at a stake on the southside of Circle Street, corner of lot No. 21, running thence with Circle Street, S. 70.55 W. 60 feet to a stake at corner of lot No. 23; thence with line of said lot S. 5.51 E. 150 feet to a stake; thence N. 72.41 E. 110 feet to a stake at corner of lot No. 21; thence with line of lot No. 21, N. 25.03 W. 150 feet to the point of beginning."

This being the same property conveyed to the Mortgagor herein on the 4th day of March, 1930 by the Mortgagor. This Mortgage being given to secure the remainder of the purchase price of said real estate, and constitutes a first lien upon the land herein described, subject nevertheless to the Mortgage given by J. B. Gignilliat to Annie C. Aiken, and duly recorded. 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 Lila K. Duval, her Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Lila K. Duval, her Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and assigns and all other persons lawfully claiming, or to claim the same, or any part thereof.

And it is agreed, by and between the said parties, that the said T. H. Cromer, Jr., his Heirs, Executors or Administrators, shall and will insure the house and buildings on said premises, and keep the same insured from loss or damage by fire, and assign the Policy of Insurance to the said Lila K. Duval, her heirs and assigns, and in case that he or his heirs, shall, at any time, neglect or fail so to do, then the said Lila K. Duval, may cause the same to be insured in her own name, and reimburse herself for the premium and expense of such insurance, together with interest on the amount so paid, at rate of eight per cent. per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured by paid, the said Mortgagor his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable; and in case he or they shall fail to do so the said Mortgagee her Executors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse herself for the same together with interest on the amount so paid, at the rate of ten (10%) per cent. per annum. from the date of such payment, under this Mortgage.

And it is further agreed, that if at any time any part of the debt hereby secured by past due and unpaid the Mortgagor his Heirs, executors, administrators or assigns, does hereby assign the rents and profits of the above described premises to the Mortgagee, and agrees that any judge of the Circuit Courts of this State may, in chambers or otherwise, appoint a receiver with authority to take possession of said premises and collect and sell the said rents and profits, applying the net proceeds thereof, after paying costs of collection and sale, upon said debt, interest, or any sums expended for taxes, liens, charges or insurance premiums, or fees and expenses, without liability to account for anything more than the rents and profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I the said T. H. Cromer, Jr., do and shall well and truly pay, or cause to be paid, unto the said Lila K. Duval, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said nine notes and all sums of money provided to be paid by the Mortgagor his Heirs, executors, administrators or assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.