

The State of South Carolina

County of Greenville
now, therefore

TO WHOM ALL THESE PRESENTS MAY CONCERN:

Whereas, at the meeting of the stockholders duly called and held a resolution was unanimously adopted authorizing the borrowing of money and the execution of the following mortgage to the Peoples State Bank of South Carolina.

J. A. Morn, Inc., a corporation, SEND GREETING:

Whereas, the said J. A. Morn, Inc., a corporation, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Peoples State Bank of South Carolina in the full and just sum of Fifty Thousand Dollars (\$50,000.00) Dollars to be paid September 1, 1931, with discount before and interest thereon at the rate of six (6%) per cent, to be compounded and paid annually, until paid in full, and a certain promissory note in writing payable to the Peoples State Bank of South Carolina, dated July 31, 1931, in the full and just sum of Two Thousand Dollars (\$2,000.00) Dollars with interest thereon from the date thereof at the rate of six (6%) per centum per annum, to be computed and paid annually, both

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 percent of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as aforesaid.

NOW KNOW ALL MEN, that the said J. A. Morn, Inc., in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Peoples State Bank of South Carolina according to the terms of the said note, and also in consideration to the further sum of Three Dollars, to the said J. A. Morn, Inc., in hand well and truly paid by the said Peoples State Bank of South Carolina, at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by the Presents do grant, bargain, sell and release unto the said Peoples State Bank of South Carolina, its Successors and assigns:

The following lots of land, situate in the County of Greenville, State of South Carolina, to-wit:

(1) That lot of land situate on the west side of Augusta Street, with a frontage of 68 feet, and more particularly described in a deed from L. C. Ashmon to the grantor, dated January 1924 and recorded in the P. M. C. office for Greenville County, in Volume 102, at page 29.

Subject, however, to the restrictions set forth in said deed.

(2) Three lots of land, Nos. 8, 9, and 10, of the property of J. H. Bayne, conveyed by W. R. Simmons to the grantor by deed dated May 21, 1930 and recorded in the P. M. C. office for Greenville County, in Volume 137, at page 328.

(3) These two certain lots of land in ward 6 of the city of Greenville, one fronting on Snow Street and the other on the rear thereof and more particularly described in deed from J. Walter Morn and Mary Morn Childs, Trustee, dated April 6, 1920, and recorded in the P. M. C. office for Greenville County, in Volume 68 at page 122.

Being the same property conveyed by the Peoples State Bank of South Carolina as Trustee to J. A. Morn, Inc., by deed dated August 4, 1931.

This Mortgage is to secure the notes herinafter described and any and all renewals or extensions of said notes, and also such note or notes as may be given from time to time for amounts less than the aggregate amount of the original notes.

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