

The State of South Carolina, }

Mortgage of Real Estate

County of Greenville

To All Whom These Presents May Concern:

I, M. Caroline Sanders, of the City of Columbia, in said State in the State aforesaid, SEND GREETING:

WHEREAS, I, the said M. Caroline Sanders, am indebted to The Homestead Bank of Columbia, in the sum of Three Hundred dollars (\$300.00) in and by promissory note for said sum dated May 9, 1934, payable one year after date of the order of said Bank, with discount before and interest after maturity at the rate of eight per cent, per annum, with all costs of collection and ten per cent attorney's fees if default is made in any of the payments due thereunder as in and by said note, reference being thereunto had will more fully appear.

And It is Agreed, by and between the said parties, that the said mortgagor, her heirs, executors or administrators shall and will forthwith insure the house and buildings on said land, and keep the same insured from loss or damage by fire by the sum of at least three hundred dollars and accept the policy of insurance to the said Bank, its successors or assigns and if they shall at any time neglect or fail so to do, then the said Bank or assigns may cause the same to be insured in its own name or in the name of the owner or owners, and reimburse itself for the premium and expenses of such insurance under the mortgage.

And It is Further Agreed, that said mortgagor, her heirs, administrators, executors and assigns shall promptly pay all taxes and paving liens, and water rents assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, and reimburse itself under this mortgage.

NOW KNOW ALL MEN, that I, the said M. Caroline Sanders, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Bank according to the condition of the said note and any and all renewals thereof and also in consideration of the further sum of Three Dollars to the said M. Caroline Sanders in hand well and truly paid by the said Bank

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 The Homestead Bank - all that lot of land with the improvements thereon known as No. 17 West Stone Avenue, situate, lying and being at the South eastern corner of the intersection of Stone Avenue and Townes Street in the City and County of Greenville in the State of South Carolina, and having the following boundaries and measurements, to wit: On the North by Stone Avenue and measuring thereon one hundred and twenty one and one half feet (121.5'); on the East by lot now or formerly of Hugh Wood whereon it extends ninety-four feet (94'); on the South by lot of said M. Caroline Sanders, whereon it measures one hundred and twenty one and one half feet (121.5'); and on the West by said Townes Street and measuring thereon ninety-four feet (94'). Said lot was heretofore conveyed to me by J. O. Sanders by deed dated June 5th, 1912, and recorded in the office of the Register of Deeds Conveyances for said Greenville County in Book 20 of deeds at page 29. I Certify that I am the owner of the above described premises and in possession thereof through tenants, and that there is no prior lien or encumbrance thereon.

And it is Further Agreed, that the said mortgagor, her heirs, executors, administrators or assigns, shall not do or suffer any act to be done in, upon or about said premises or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt.

And It is Further Agreed, that in case of nonpayment of the said debt or sum of money, with the interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said note and renewals or in case the said mortgagor her heirs, executors, or administrators, shall neglect or fail to pay the taxes or paving liens or water rents chargeable against the said property, or shall neglect or fail to insure the house and building on said land, and keep the same insured, as aforesaid, then, upon the violation of any or all of said covenants and agreements the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding.