

MORTGAGE OF REAL ESTATE

37276 PROVINCE-JARRARD CO.-GREENVILLE

56 feet to stake; thence S. 79-45 W. 152 feet, more or less, to stake in line of lot hereinafter described; thence with line of said lot S. 10-15 E. 53 feet to stake on Gordon Street; thence with said street N. 79-45 E. 135 feet to the beginning; (b) Beginning at a stake on the North side of Gordon Street, 135 feet West of the White Horse Road, and running thence with Gordon Street S. 79-45 W. 50 feet to iron pin, corner of Lot No. 58; thence with line of said lot N. 10-15 W. 150 feet to stake; corner of Mary Cahndler lot; thence with line of her lot N. 79-45 E. 50 feet to stake; thence S. 10.15 E. 150 feet to the beginning. The two said lots were conveyed by Jno. A. Russell to Greenville Trading Co. by deed dated October 18, 1928, and recorded in Deed Book 146, page 345, and by said company conveyed to Mechanics B. & L. Association by deed dated November 4, 1931, to be recorded.

Parcel No. 12. All that certain lot of land in Greenville Township, County and State aforesaid, designated as Lot No. 112 on plat of City View subdivision recorded in Plat Book A, pages 460-461, situate on the East side of McDade Street, having a frontage on said street of 50 feet, and running back on parallel lines a distance of 150 feet. This lot was conveyed by John W. Lipscomb, Trustee, to Mechanics B. & L. Association by deed dated November _____, 1931, to be recorded.

Parcel No. 13; All that certain lot of land in Greenville Township, County and State aforesaid, situate about 2-1/2 miles West of the Court House and near the Easley Bridge Road, designated as Lot No. 11 of Block N. on plat of Highland Subdivision recorded in Plat Book E, page 208, and described as follows: Beginning at a stake on the West side of Georgia Avenue, corner of Lot No. 9 (which stake is 364.43 feet South of the Easley Bridge Road) and running thence with line of Lot No. 9 in a westerly direction 159.98 feet to stake, joint corner of Lots Nos. 8, 9, 10 and 11; thence in a Southerly direction with line of Lot No. 18, 80 feet to stake, joint corner of Lots Nos. 10, 11, 12 and 13; thence in an easterly direction with line of Lot No. 13, 151.09 feet to stake on Georgia Avenue; thence with said Avenue N. 9-30 W. 80.98 feet to the beginning corner. This property was conveyed by E. Inman, Master, to Greenville Trading Co. by deed dated November 15, 1928, and recorded in Deed Book 139, page 478, and was conveyed by said company to Mechanics B. & L. Association by deed dated November 4, 1931, to be recorded.

The above described tracts of land, being numbered 1 through 13 respectively, are the same which were conveyed to me by E. Inman, Master, by deed dated March 9th, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Book 186, page 427.

ALSO All that piece, parcel or lot of land beingsituate in the City of Greenville at the Northwest corner of the intersection of Townes Street and Marchall Avenue, and having the following metes and bounds to-wit:

BEGINNING at the Northwest corner of Townes Street and Marshall Avenue and thence running with Townes Street N. 15-1/2 E. 75 feet; thence N. 66-1/2 W. 62 feet, parallel to Marshall Avenue; thence parallel with Townes Street S. 15-1/2 W. 75 feet to Marshall Avenue; thence with Marshall Avenue S. 66-1/2 E. 62 feet to the beginning corner, and being a part of the DeCamp lands.

Being the same lot of land conveyed to the mortgagor herein by A. L. Mills by deed dated March 24th, 1917, and recorded in the R. M. C. Office for Greenville County in Deed Book 46, at page 200.

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 The Peoples National Bank, its successors and assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The Peoples National Bank, its successors and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the houses and buildings on said lots against loss or damage by fire for a sum not less than Twelve Thousand (\$12,000.00) Dollars, and against loss or damage by tornado for a sum not less than Six Thousand (\$6,000.00) Dollars in a company or companies satisfactory to the mortgagee, and assign the policies of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee, or its successors or assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or 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 mortgagor, do and shall well and truly pay or cause to be