

MORTGAGE OF REAL ESTATE

3726 PROVINCE-LABARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louise E. Bagwell, of the County of Greenville, in the State aforesaid, hereinafter called the Mortgagor, send greetings:

WHEREAS, the Mortgagor is well and truly indebted to MORTGAGE CORPORATION OF VIRGINIA, A corporation organized and existing under the laws of the State of Virginia, with its principal office in the City of Richmond, hereinafter called the Mortgagee, in the full and just sum of Twenty-Three Hundred & no/100 Dollars (\$2300.00), as evidenced by one certain promissory note signed by Louise E. Bagwell, of even date herewith, payable to bearer, at First & Merchants National Bank of Richmond, Richmond, Virginia, bearing interest at 6% per annum from the date hereof, as hereafter shown, and providing for the principal sum to be paid on the date and in the amounts as follows: In equal monthly instalments of \$25.00 principal and interest, beginning on the 19th day of December, 1931, and a like amount on the same day of each successive calendar month thereafter to an including the 19th day of October 1942, with a final payment, of principal and interest on November 19th, 1942. The monthly payments shall be applied first to the payment of monthly interest at the said rate on the unpaid principal sum, and the remainder on account of unpaid principal, and for the payment of interest at the rate of eight per centum per annum at the same times on each installment of principal and interest from its due date until it is paid.

The said note provides for the payment, to the extent permitted by law, of ten per cent of the amount of the principal and interest due thereon, when collected, if after maturity it be placed in the hands of an attorney for collection, and contains a waiver of presentment, protest and notice of dishonor, and a waiver of the benefit of any exemptions under the Homestead Exemption laws, and is identified by the signature of the second party in the margin, and also provides that the sums due thereunder, except the final installment, shall be paid as and when due to First & Merchants National Bank of Richmond in exchange for its receipt and certificate that a proper credit has been placed on the note by its holder and without any exhibit of said note.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, and interest thereon, as well as the payment when due by the Mortgagor to the Mortgagee, of all other sums becoming due under the terms of said note and of this mortgage, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents doth grant, bargain, sell and release unto the Mortgagee, its successors and assigns, forever, all of the following described real estate, situate, lying and being in the County of Greenville, State of South Carolina, particularly described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in Greenville Township, sometimes known as No. 205 Franklin Road, being known and designated as Lot No. 26 of McCullough Heights, as shown on plat of record in the R. W. C. Office for said County and State in Plat Book "E", Page 95, and having, according to a survey made in February 1929, by Dalton & Neve Engineers, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Franklin Road, which iron pin is 80 feet northeast of the intersection of Grove Street and Franklin Road; and running thence with the Northwest side of Franklin Road, N. 45-26 E. 80 feet to an iron pin; thence N. 44-20 W. 199 feet to an iron pin; thence S. 43-20 W. 80 feet to an iron pin; thence S. 44-20 E. 196.5 feet to an iron pin in the northwest side of Franklin Road, the point of beginning.

Being the same property conveyed to the Mortgagor by Mortgage Corporation of Virginia by deed of even date to be recorded simultaneously herewith in the office of the Register Mesne Conveyance, Greenville County, South Carolina.

THIS MORTGAGE IS GIVEN TO SECURE PURCHASE PAYMENT NOTE.

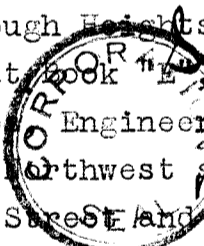
The Mortgagor, or her assigns, shall have the right to anticipate at any time, in whole or in part, the payment of the note hereby secured.

TO HAVE AND TO HOLD, The above described real estate, together with the buildings and improvements now or hereafter on said lands, if any, and all personal property now or hereafter attached in any manner to said buildings or improvements, and all the rights, members, hereditaments and appurtenances thereunto belonging or in any wise appertaining, all and singular, unto the Mortgagee, its successors and assigns, forever.

And the Mortgagor hereby binds himself, his heirs, representatives and assigns, to warrant and forever defend, all and singular, the said real estate unto the Mortgagee, from and against himself and his heirs, representatives and assigns and every person whomsoever lawfully claiming the same, or any part thereof.

And it is hereby covenanted and agreed between the parties hereto, as follows, to-wit:

FIRST: That the Mortgagor (a) will pay the said debt or sum of money, and interest thereon secured hereby, as and when the same shall be due and payable, according to the true intent and meaning of the said note, or may renewals thereof, or of any portion thereof, and especially will pay on demand all costs and expenses of whatever nature which the Mortgagee shall incur



Handwritten notes and signatures, including 'ATTEST', 'SECRETARY', and 'LOUISE E. BAGWELL'.