

MORTGAGE OF REAL ESTATE

37276 PROVISIONS-LARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. L. Putnam, of the County of Greenville, State of South Carolina Send Greeting:

Whereas, I the said G. L. Putnam in and by my certain note bearing date the 14th day of February, A. D. 1938, stand firmly held and bound unto The First Carolinas Joint Stock Land Bank of Columbia, hereinafter for convenience called the Land Bank, for the payment of the sum of one thousand five hundred ninety-nine and 34/100 (\$1,599.34) Dollars, with interest from December 4, 1937 at the rate of 6% per annum, both principal and interest being payable on an amortization plan as follows: In eight annual installments the seven first maturing being each for \$265.90 and the eight or last installment being for \$183.27, said installments being payable one thereof on the fourth day of December of each of the years 1938 to 1945, both inclusive; together with all costs of collection, including ten per cent attorneys' fees, if said note be not paid when due and the same is placed in the hands of an attorney for collection., as in and by said note or obligation reference being thereunto had, will more fully appear. This mortgage and said note or obligation and the income derived therefrom are, and shall be deemed to be instrumentalities of the Government of the United States and exempt from taxation in accordance with the terms of the Federal Farm Loan Act.

Now Know All Men That I the said G. L. Putnam mortgagor herein in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Land Bank and also in consideration of the further sum of Three Dollars, to undersigned mortgagor in hand well and truly paid, by the said Land 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 Land Bank, all that certain piece, parcel or tract of land, situate, lying and being in Fairview Township, County of Greenville, State of South Carolina, lying on branch waters of Reedy River, adjoining lands of Maggie Thompson, J. M. Watson, W. A. Curry and O. B. Talley;

BEGINNING at a P. O. stump near the Neely Ferry Road; thence with Miss Thompson's line N. 11.75 to branch O. M. Ash; thence down the meanders of the branch 16.70 to point of M. Ash; thence S. 29 1/2 W. 21.00 oak stake 3mm on Watson's line; thence S. 79 E. 7.50 to stake 3mm; thence S. 68 1/2 E. 25.40 to stake 3mm at road; thence N. 17-3/4 E. 2.30 to a point; thence N. 7 E. 10.80 to the beginning corner, containing 50.96/100 acres, more or less and being more particularly represented by plat of J. A. Adams, Surveyor, April 20, 1915, this being the land this day conveyed to the mortgagor by the mortgagee, by its deed to be recorded, this mortgage being given to secure the credit portion of the purchase price of said conveyance.

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining:

And it is agreed, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting an unfinished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, or under them and shall be deemed to be part of the security for the indebtedness herein mentioned and to be covered by this mortgage.

It is agreed that in consideration of the making of the loan secured hereby, the mortgagor has waived, released and relinquished, and hereby waives, releases and relinquishes the benefit of The Mortgage Foreclosure Procedure Act, the Deficiency Judgment Act, and of all moratorium or other laws which have been, or which may hereafter be passed by the Legislature of the State of South Carolina affecting the mortgagor's liability for the debt secured hereby, or the enforcement of the lien of this mortgage, and covenants and agrees that notwithstanding the mortgagor may be occupying the mortgaged property, nevertheless immediately upon and from any foreclosure proceedings hereon being begun the occupancy of the mortgagor shall be as tenant at the same rental hereinafter provided in case of holding over after completion of sale.

To Have and to Hold all and singular the said premises unto the said Land Bank, its successors and assigns forever. And the mortgagor binds himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Land Bank, its successors and assigns from and against the mortgagor, his heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same or any part thereof.

And it is agreed, by and between the said parties, that the said mortgagor (which expression herein shall include, his, her or its successors, heirs, executors, administrators or assigns), shall and will forthwith insure the house and building on said land, and keep the same insured in companies satisfactory to the mortgagee, from loss or damage by fire in the sum of three-fourths of the value thereof and assign the policy of insurance to the said mortgagee

Handwritten notes and signatures in cursive script, including 'paid', 'mortgagee', 'mortgagor', 'owner', 'seal', and 'B. J. ...'. A circular stamp is visible in the lower right quadrant with the text 'RECORDED AND INDEXED' and 'GREENVILLE COUNTY, S. C.' and a date 'MAY 19 1938'.