

MORTGAGE OF REAL ESTATE—G.R.E.M. 4

5724 PROVENOR—HARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ora G. Mahaffey

SEND GREETING:

WHEREAS, I, the said Ora G. Mahaffey
in and by my certain promissory note in writing, of
even date with these presents, am well and truly indebted to

Williamston Gin & Lumber Co.,

in the full and just sum of Six hundred seventy three & 15/100
Dollars, to be paid On November 12th, 1938

with interest thereon, from Maturity the rate of 7 per cent per annum to be
computed and paid annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any
portion of principal or interest be at any time past due and unpaid, then 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; said note further providing for an attorney's fee

Ten Per cent

added to the amount due on the said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt,
or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage), as provided by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Ora G. Mahaffey

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Williamston Gin & Lumber Co.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

Ora G. Mahaffey

in hand well and truly paid by the said

Williamston Gin & Lumber Co.

at and before the signing 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 Williamston Gin & Lumber Co., their successors and Assigns,

All that certain piece, parcel or lot of land situated, lying and being in Grove Township
State and County aforesaid, containing One Acre, bounded on the North by lands of Mrs. T. A.
Mahaffey; on the East by the Piedmont & Northern Railway; on the South by other land of my-self
on the West by State Highway No. 29.

And this being a part of the land conveyed to me by Dora E. Garrison by Deed dated May
28th, 1937; and recorded in R. M. C. Office for Greenville County, S. C. in Vol. 199 at Page 269.

The mortgagor does hereby covenant and agree to procure and maintain insurance in an amount not
less than Six hundred dollars against all loss or damage by fire, in some insurance company
acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real
estate, and to assign such insurance to the mortgagee as additional security, and in default
thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the
face of the mortgage debt as a part of the principal and the same shall bear interest at the same
rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall
be extended to include and secure the same. In case said mortgagor shall fail to procure and
maintain (either or both) such insurance as aforesaid, the whole debt secured hereby shall, at the
option of the mortgagee, become immediately due and payable, and this without regard to whether
or not said mortgagee shall have procured or maintained such insurance as above permitted.
Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that
may be levied or assessed against said real estate, and also all judgments or other charges, liens
or encumbrances that may be recovered against the same or that may become a lien thereon, and in
default thereof said mortgagee shall have the same right and options as above provided in case of
insurance.

For Position of Paragraphs, See Opposite Page.

In satisfaction of this mortgage see Page 343
to this P. G. M. 3/12
March 12th 1938
49261

RECORDED AND CANCELLED
THIS DAY OF MARCH 1938
AT GREENVILLE, S. C.
BY [Signature]