

MORTGAGE OF REAL ESTATE

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

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, CAROLINE B. MOSELEY of the County of Greenville in the State aforesaid.

WHEREAS, I the said Caroline B. Moseley am indebted in and by my certain Note bearing date the 17th day of November A. D., 1938, in the sum of FOUR THOUSAND (\$4,000.00) DOLLARS, payable to BANK OF GREENWOOD, or Order, February 17, 1939 as in and by the said Note reference being thereunto had will more fully appear.

NOW KNOW ALL MEN, That I the said Caroline B. Moseley in consideration of the said debt and Note aforesaid, and the performance of the covenants hereinafter named and contained, to the said BANK OF GREENWOOD, according to the conditions of the said Note and also in consideration of the sum of ONE DOLLAR to me in hand well and truly paid by said BANK OF GREENWOOD 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 said BANK OF GREENWOOD the following:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate on the North side of Woodvale Avenue, near the City of Greenville in Greenville County, S. C., known and designated as Lot No. 224 on plat of Traxler Park made by R. E. Dalton, Engineer, March 1923, and having, according to said plat which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book F, at pages 114 and 115, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodvale Avenue, joint corner of Lots 223 and 224 and running thence in a northerly direction with line of Lot No. 223, 220 feet to an iron pin; thence S. 64-37 W. 70 feet to an iron pin; thence in a southerly direction with the line of Lot No. 225, 220 feet to an iron pin on North side of Woodvale Avenue; thence with Woodvale Avenue N. 64-37 E. 70 feet to the beginning corner.

This is one of the lots conveyed to the mortgagor herein by deed dated July 15, 1938, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Vol. 204, at page 444.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto BANK OF GREENWOOD its Successors and Assigns forever. And I do here by myself and my Heirs, Executors, and Administrators to warrant and forever defend all and singular the said Premises unto the said BANK OF GREENWOOD its Successors and Assigns from and against myself and my Heirs, Executors and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same on any part thereof.

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 paid unto the said BANK OF GREENWOOD, or its order, the said debt, or sum of money aforesaid with interest thereon, if any shall be due according to the terms of said Note--; and do and perform all the covenants and agreements herein contained, then this deed of Bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and viture.

1. It is Covenanted and Agreed by and between the parties that the said mortgagor, her Heirs, Executors and Administrators, shall and will insure the house and all the buildings on the said premises (if any there be) in such insurance company as may be approved by BANK OF GREENWOOD in a sum of not less than Four Thousand (\$4,000.00) Dollars, against loss or damage by fire and Four Thousand (\$4,000.00) Dollars against tornado and the same kept insured until the above mentioned debt is fully paid, and assign the policy to the said BANK OF GREENWOOD, and in case that I fail to do so, the said BANK may cause the same to be done and reimburse itself for the premiums and expenses these with interest thereon at the rate of --- per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and agreed, that the said mortgagor shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case she fails to do so the said BANK may cause the same to be paid and reimburse itself therefor with interest at the rate of --- per cent. per annum and the amount stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said mortgagor her agents, and tenants shall keep the said premises in as good order and condition as they now are, and not commit waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said BANK OF GREENWOOD, or the holder hereof, shall be the judge as to the same as to whether it impairs the said security.

3. And it is also Covenanted and Agreed, that in sase of default in payment under any of the conditions of said Note----, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said BANK OF GREENWOOD or the holder hereof.

Handwritten notes and signatures in cursive script, including 'I have satisfied the mortgage', 'Caroline B. Moseley', and 'BANK OF GREENWOOD'. Includes a large number '39' and a signature 'M. J. ...'.