

MORTGAGE OF REAL ESTATE

33579 PROVISIONS-JANUARY 1901-ORRENTVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

C. B. CLARK

SEND GREETING:

Whereas, I, the said C. B. Clark, in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to the Atlantic Joint Stock Land Bank of Raleigh, a corporation operating under an Act of Congress entitled "The Federal Farm Loan Act," with its principal place of business in Raleigh, North Carolina, in the full and just sum of Four Hundred (\$400.00) Dollars to be paid in four (4) equal annual installments of \$100.00 each, first installment due and payable August 1, 1940, and the succeeding installments to become due and payable on the first day of August each year thereafter until \$400.00 is paid in full, with interest thereon from August 1, 1939 at the rate of 6% per cent, per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at 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 thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per centum besides all costs and expenses of collection, to be added to the amount due on said note and 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 in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW, ALL MEN, That I, the said C. B. Clark, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Atlantic Joint Stock Land Bank of Raleigh according to the terms of the said note, and also in consideration of the further sum of Three Dollars to me the said C. B. Clark in hand and truly paid by the said Atlantic Joint Stock Land Bank of Raleigh 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 Atlantic Joint Stock Land Bank of Raleigh:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Butler Township, containing eight and eighty five One-hundredths (8.85) acres, to be the same more or less, and being known as tract number four (4) in the sub-division of the Cliff R. Bramlett farm according to plat prepared by W. J. Riddle, Surveyor, on March 23, 1937, and being more particularly described according to said plat as follows:

Beginning at a point in the center of the road leading to the air port, said beginning point being the southeastern corner of tract number three (3) and the southwestern corner of tract number eight (8) according to the division of the Cliff R. Bramlett farm as aforesaid, and running thence along said road leading to the airport South 63 degrees West 490 feet to an iron pin; thence leaving said road and running along the eastern line of tract number five (5) of the division as aforesaid North 19 degrees 10 minutes West 887 feet to an iron pin in R. F. Watson's line; thence with said Watson's line North 84 degrees 10 minutes East 506.1 feet to an iron pin in Watson's line in a corner of tract number three (3); thence with the western line of tract number three (3) South 19 degrees 10 minutes East 704 feet to the place of beginning.

This mortgage deed is made subject to a right of way easement in favor of the Duke Power Company as of record doth appear.

It is further expressly covenanted, understood and agreed that this mortgage deed and the note and of notes which is secures are executed and delivered for the purpose of securing the balance purchase price money for the lands and property hereinbefore described.

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 Premises before mentioned unto the said Atlantic Joint Stock Land Bank of Raleigh, its successors and assigns, forever. And I do hereby bind my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Atlantic Joint Stock Land Bank of Raleigh, its successors and assigns, from and against 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 agree to insure the house and buildings on said lot in a sum not less than None Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assign the policy of incurance 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 its 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 assigns 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