

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John Bishop and Lillie Bishop of the County of Greenville, in the State aforesaid,
SEND GREETING:

WHEREAS, we the said John Bishop and Lillie Bishop are, indebted in and by our certain note bearing date the 28th day of October, A. D., 1939, in the sum of One Hundred Eighty-Seven (\$187.00) DOLLARS, payable to I. L. Tigert, Attorney, or order as in and by said Note--reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said John Bishop and Lillie Bishop in consideration of the said debt and Note--aforesaid, and the performance of the covenants hereinafter named and contained, to the said I. L. Tigert, Attorney, according to the conditions of the said Note-- and also in consideration of the sum of ONE DOLLAR to us in hand well and truly paid by the said I. L. Tigert, Attorney, 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 I. L. Tigert, Attorney, the following:

That certain lot of land near the town of Greer, Chick Springs Township, and designated as Lot No. 4 on Plat made by R. E. Dalton, Engineer, June 19, 1919, recorded in R. M. C. Office in Plat Book E, at page 135, and having the following courses and distances

Beginning at an iron pin on the south side of Cannon Street at corner of lot #1, being 150 feet from Line Street, and running thence S. 0-11 W. 163.4 feet to an iron pin, corner of lot No. 5; thence N. 86-14 W. 70 feet to Rollins corner; thence with Rollins line N. 2-27 W. 161 feet to an iron pin on Cannon Street; thence with Cannon Street S. 88-25 E. 77.5 feet to the beginning corner.

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

TO HAVE AND TO HOLD, all and singular the said Premises unto the said I. L. Tigert, Attorney, his Heirs and Assigns forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said I. L. Tigert, Attorney, his Heirs and Assigns from and against us and our Heirs, Executors, and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagors do and shall well and truly pay or cause to be paid unto the said Mortgagee--, or 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 of the covenants and agreements herein contained, then this Deed or 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 Mortgagors, their Heirs, Executors and Administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee-- in a sum not less than a reasonable amount Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee--, and in case that they fail to do so the said Mortgagee--, Executors, Administrators or Assigns may cause the same to be done and reimburse himself for the premiums and exprnses with interest thereon at the rate of 8 per cent, and that the same shall stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said Mortgagors shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case they fails so to do the said Mortgagee may cause the same to be paid and reimburse himself therefor with interest at the rate of 7 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagors their 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 Mortgagee--, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the 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 Mortgagee or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said Mortgagee or his Heirs, Executors,

Put in full and satisfied the 15th day of December, 1939, J. P. Edwards

W. H. Edwards, Lillie Bishop, John Bishop

Do. J. P. Edwards, \$ 100.00