

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Lewis W. Metcalf, of Greenville in the State aforesaid, SENDS GREETINGS: 1944

WHEREAS, I the said Lewis W. Metcalf in and by my certain promissory note of even date am well and truly indebted to Augustus W. Smith, as Agent, in the full and just sum of Thirteen Hundred (\$1300.00) Dollars to be paid Two Hundred (\$200.00) Dollars a year for two (2) years from date, said annual payments to include interest at six (6%) per cent from date on the entire unpaid principal, and the balance of said instalment to be credited on principal; the remaining balance of principal and interest to be due and payable three (3) years from date, and more particularly set out in said note, payments as set out and said note being made a part of this mortgage. 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 hereof, who may sue thereon, and fore-close this mortgage; said note further providing for an attorney's fee of ten per cent., in case of suit or collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises as in and by the said note or obligation and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and, also, in consideration of the further sum of Three Dollars, to Augustus W. Smith, the said mortgagor, in hand, well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, I, the said mortgagor have Granted, Bargained, Sold and Released and by these Presents do Grant, Bargain, Sell, and Release unto the said mortgagee:

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, containing seventeen and sixty-five Hundredths (17.65) acres, more or less, and having the following courses and distances, to-wit: Beginning at a point in the center of Grove Road, joint corner of J. B. Granger and this tract of land; and running thence 404 feet to a point in the center of Grove Road; thence N. 88-00 E. 1688 feet to an iron pin on the rear line of this tract of land; thence N. 24-20 W. 700 feet to a point in the center of Road; thence with the center of Road N. 79-10 W. 60.6 feet to a point; thence S. 28-20 E. 131.8 feet to a stake; thence S. 84-00 W. 1340 feet to the center of Grove Road; thence S. 24-17 W. 47 feet to the beginning corner; being the same property conveyed to me by Belle P. Smith, et al, by deed to be recorded herewith.

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 said premises unto the said mortgagee, his heirs, successors, administrators, executors and assigns forever. And I, the said mortgagor, do hereby bind myself, my Heirs, Successors, Executors and Administrators, and Assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs, Administrators Executors, Successors and Assigns, from and against me and my Heirs, Executors, Successors Administrators and Assigns, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

And, the said mortgagor, his Heirs, Successors, Executors, Administrators, and Assigns hereby specifically agree and covenant to do and perform the following acts and to comply with the following conditions:

1. To pay all taxes, charges, public rates or assessments on the above described property, as and when due, and before any of them become delinquent.
2. To make or permit no waste, alteration or removals of any improvements, now or hereafter on the said property without the mortgagees' written consent.
3. To insure the house and buildings now or hereafter erected on the said lot or lots in the sum of not less than its insurable value Dollars, and to pay for the said insurance, and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, and assign the Policy of Insurance to the said mortgagee.
4. To pay the said debt or sum or sums of money as provided in said note or obligation and in this mortgage, with interest thereon, according to the true intent and meaning of the said note or obligation and this mortgage, together with all costs and expenses which the said mortgagee shall incur, including attorney's fees chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

And upon default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon default in the payment of any and all sums of money provided to be paid by the said mortgagor, his Heirs, Successors, Executors, Administrators or Assigns under the agreements and covenants of this mortgage, or any of them, the said mortgagee, or its successors or assigns, shall have the right to pay the same, or any part thereof, or to have or cause the said property to be insured in its name, and pay for the same, and any and all sums so paid by the said mortgagee shall stand secured by this mortgage and bear interest from