

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 24566-8-13-40

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, at a meeting of the Trustees of Juvenile Protective Association, an eleemosynary corporation under the laws of the State of South Carolina, located at Greenville, S.C., a resolution was duly passed authorizing Mrs. Marie G. Conyers, Mrs. Lois S. Barksdale and Mrs. Elsie B. Gillespie as Trustees of said Corporation to borrow the sum of \$4600.00 on the best terms obtainable, and in order to secure the same to execute a note or notes and mortgage, in the name of the Corporation, which mortgage shall cover the real properties owned by the Corporation in Greenville County, S. C., and,

WHEREAS, Juvenile Protective Association, a corporation, is well and truly indebted to the South Carolina National Bank of Charleston in the full and just sum of Forty-six Hundred & No/100 Dollars, in and by its certain promissory note in writing, dated even date herewith, due and payable \$500.00 one year after date, and a like amount two, three and four years after date, and \$2600.00 five years after date, with interest from date at the rate of 5% per annum until paid; with interest to be computed and paid semi-annually, and if unpaid when due to bear interest at same rate as principal until paid, and it has further promised and agreed to pay ten per cent of the whole amount due as attorney's fees, if said note be collected by attorney or through legal proceedings of any kind, reference being hereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said Juvenile Protective Association, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it in hand well and truly paid 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, bargained, sell and release, unto the said South Carolina National Bank of Charleston:

All that tract of land situate in Butler Township, Greenville County, South Carolina.

BEGINNING at an iron pin in the road, which pin is the corner of land already owned by E. Agnew Webster, and runs thence along the center of said road S. 27.23 W. 900 feet to an iron pin; thence N. 88 W. 3052 crossing a branch to an iron pin on Reedy River; thence N. 57-15 crossing the branch three times 1471 feet to a poplar, near to and northeast of said branch at the corner of the land of said Webster; thence S. 79 E. 171.5 feet; thence S. 88 E. 2053 feet to the beginning corner, containing 48.02 acres, more or less. The foregoing being the same land conveyed to the mortgagor by E. Agnew Webster by his deed dated March 19, 1923, and recorded in Deed Book 89, page 222 R. M. C. office for Greenville County. The original conveyance was to Girls' Protective Bureau of Greenville, S. C., mortgagor's then corporate name which was subsequently changed by property amendment recorded in Deed Book 81, page 108 to its present name. See Judgment Roll E-3838 Clerk of Court's office showing mortgagor's full ownership of property.

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 grantee hereinabove named, and its successors and assigns forever.

And said mortgagor hereby agrees to insure the buildings on said land for not less than Forty-six Hundred Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event the mortgagor at any time shall fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof, the mortgagee may at its option declare the full amount of this mortgage due and payable.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the premises unto the grantee hereinabove named, and its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Marie G. Conyers, Lois S. Barksdale and Elsie B. Gillespie, on this the 17th day of October in the Year of our Lord One Thousand Nine Hundred and Forty.

Signed, Sealed and Delivered

in the Presence of:

W. P. Conyers

Serena Moran

As to Marie G. Conyers

A. C. Mann

Charlotte Stevenson

As to Lois S. Barksdale and Elsie B. Gillespie

JUVENILE PROTRCTIVE ASSOCIATION, A

CORPORATION (L.S.)

By Marie G. Conyers

Lois S. Barksdale

Elsie B. Gillespie

Trustees

Handwritten notes:
To R.E.M.
for mortgage
360
RECORDED AND FILED
17th DAY OF OCTOBER
1944
GREENVILLE COUNTY, S.C.
2539