

MORTGAGE OF REAL ESTATE

WALKER, EWANS & COSSWELL CO., CHARLESTON, S. C. 14882-2-12-49

along line of Sirrine property, 71 feet to corner of property now owned by Peaces; thence southward parallel with alley 72 feet to an iron pin; thence westward parallel with Broad Street 48 feet to an iron pin; thence southward parallel with Main Street 51 feet to the beginning corner. Being a part of Lot No. 14 and all of lot No. 15 as shown by the City Block Book as Block 5, page 59, on file in the Auditor's Office of Greenville County.

LOT NO. 3: All that certain lot of land, situate, lying and being in the City of Greenville County and State aforesaid, adjoining the above described lot, on the corner of Broad and Main Streets, having the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeast corner of Broad and Main Streets, and running thence eastward with Broad Street, 100 feet to an iron pin; thence northward parallel with Main Street 26 feet to an iron pin, corner of property now or formerly owned by J. R. Jenkinson; thence westward, parallel with Broad Street, 100 feet to an iron pin on Main Street; thence southward along Main Street, 26 feet to the beginning corner. This lot is the remainder of Lot No. 14 as shown by City Plat Book on file in the County Auditor's Office.

Said lots were conveyed to J. Robert Martin, Jr., by J. Robt. Martin by his deed dated May 6, 1933, recorded in Deed Book 168, page 183, R. M. C. Office for said Greenville County.

This is a first mortgage on all of said property except as to the last described lot on the corner of Broad and Main Streets, and this mortgage is subject to the first mortgage on said lot to Southeastern Life Insurance Company in the sum of Twenty Thousand Dollars (\$20,000.00) recorded in Mortgage Book 144, page 4, R. M. C. Office for said Greenville County.

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said THE FIRST NATIONAL BANK OF GREENVILLE, S. C., its Successors, Heirs and Assigns, forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said THE FIRST NATIONAL BANK OF GREENVILLE, S. C., its Successors, Heirs and Assigns from and against myself and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND it at any time any part of said debt, or interest thereon, be past due and unpaid, I, J. Robert Martin, Jr. mortgagor herein hereby assigns the rents and profits of the above described premises to said mortgage, or its Successors, Heirs, Executors, Administrators or Assigns and agree that any Judge of the Circuit Court of said State may, at chambers, or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

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 mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED BY and between the said parties that the said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 27th day of November, in the year of our Lord one thousand nine hundred and forty one.

In the Presence of:
H. K. Townes
Mary Seyle
J. Robert Martin, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me Mary Seyle and made oath that she saw the within named J. Robert Martin, Jr., sign, seal and as his act and deed deliver the within written deed, and that she with H. K. Townes witnessed the execution thereof.

Sworn to before me this
November 27th, 1941.
H. K. Townes, (L.S.)
Notary Public for S. C. Mary Seyle

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, H. K. Townes, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Lydia P. Martin, the wife of the within named J. Robert Martin, Jr., did