

MORTGAGE OF REAL ESTATE

WALKER, EMMES & FOSSELL CO., CHARLESTON, S. C. 14558-B-13-40

STATE OF SOUTH CAROLINA)

COUNTY OF PICKENS)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W. M. Hagood SEND GREETINGS:

Whereas, I the said W. M. Hagood in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Easley Bank in the full and just sum of ONE THOUSAND SEVEN HUNDRED SEVENTY FIVE AND NO/100 Dollars, (\$1,775.00) payable on demand, with interest thereon from date at the rate of six 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 cent, 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 is 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 W. M. Hagood, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Easley Bank according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said W. M. Hagood, in hand and truly paid by the said x at and before the signing of these Presents, the receipts whereof have been acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Easley Bank, its successors or assigns forever:

"ALL that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina, in the County of Greenville, in Cleveland Township, and on the South side of Echo Drive, and having metes and bounds, to wit:- BEGINNING at an iron pin, corner of lot formerly sold to C. B. Hagood, and running thence with said line S 35 West one hundred fifty (150) feet to stake; thence with the line of the cliff approximately one hundred seventy five (175) feet to the corner of lot 63; thence North 60 East one hundred fifty (150) feet to Echo Drive; thence with Echo Drive South 40-10 East fifty (50) feet to curve in road; thence South 51-20 East fifty (50) feet to a point of BEGINNING; and being lot No Sixty-one (61) Section "A" development Caesar's Head, and being the identical lot of land conveyed to George C. Hagood by deed of W. M. Hagood (Jr.), dated March 13, 1939, and recorded March 14, 1939, in Book of Deeds 249, at page 244, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

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 Easley Bank, its successors 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 Easley Bank, its successors and Assigns, from and against myself and my heirs Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than One Thousand Seven Hundred Seventy Five and no/100 Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assigns the policy of insurance 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 my 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 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 the profits actually collected.

PROVIDED ALWAYS, nevertheless, that 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 until 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 the 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 said mortgagor is to hold and