

MORTGAGE OF REAL ESTATE

4208 PROFFER-JANARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE.)

TO ALL WHOM THESE PRESENTS MAY CONCERN,
MRS. T. R. FINLEY, SEND GREETING:

WHEREAS, I, the said Mrs. T. R. Finley am well and truly indebted to Lander College, Spartanburg Junior College, (formerly Textile Industrial Institute) and the Trustees of Wofford College, in the sum of Five Thousand, Two Hundred, seventeen and 23/100 (\$5,217.23) DOLLARS, as evidenced by my promissory note of even date herewith, said note providing for interest from July 1, 1943 at the rate of six per cent, and payable at the rate of Seventy-five and no/100 (\$75.00) Dollars on the first day of each month thereafter until the said sum with interest shall have been paid in full. From the payment of each monthly installment there is first to be deducted the interest at the rate of six per cent on the unpaid balance of the principal and the balance then is to be applied toward the payment of the principal. In case the mortgagor fails to pay the installments as they become due and payable for a period of thirty days from the date payment becomes due, or fails to pay the premium on the insurance herein provided for for a period of thirty (30) days after its maturity, then the whole amount unpaid at that time with interest, shall become due and payable. The note also provides for ten per cent attorneys' fee, in case of suit or collection by attorneys.

The mortgagor reserves the right to anticipate payment in part or in full at any time, reference being thereto had, will more fully appear.

NOW KNOW ALL MEN, That I the said Mrs. T. R. Finley, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Lander College, Spartanburg Junior College and The Trustees of Wofford College according to the terms of the said note and also in consideration of the further sum of Three Dollars, to me, the said Mrs. T. R. Finley, in hand well and truly paid by the said Lander College, Spartanburg Junior College and The Trustees of Wofford College, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, HAVE granted, bargained, sold and released, DO grant, bargain, sell and release unto the said Lander College, Spartanburg Junior College (formerly Textile Industrial Institute) and The Trustees of Wofford College:

"All that lot or parcel of land lying and being in the second ward of the City of Greenville, on the North side of East North Street County and State aforesaid, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on North Street 70 feet from the corner of Thompson Street; thence North 7 & 1/2 W. 196 feet along line of lot now owned by Wetzel to an iron pin in line of a 1 1/4 foot alley; thence with said Alley S. 80 1/2 W. 75 feet to an iron pin in line of lot now or formerly owned by J. I. Westervelt; thence with line of last mentioned lot S. 7 E. 196 1/2 feet to an iron pin on North Street; thence with North Street N. 80 1/2 E. 110 3/4 feet to the beginning corner, and being the same lot conveyed to me by deed of even date herewith to be recorded.

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 Lander College Spartanburg Junior College and The Trustees of Wofford College, their 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 Lander College, Spartanburg Junior College and The Trustees of Wofford College, their successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in the sum of not less than Five Thousand Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said Mortgagees and that in the event the mortgagor shall at any time fail to do so, then the said Lander College, Spartanburg Junior College and The Trustees of Wofford College may cause the same to be insured in my name and reimburse themselves for the premium and expense of such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note together with all costs and expenses which the said Mortgagees shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I, the said Mrs. T. R. Finley, do and shall well and truly