

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mrs. Martha P. Key, of the County of Anderson, in the State aforesaid, SEND GREETING

Whereas, I, the said Martha P. Key, in and by my certain note in writing, of even date with these presents, am well and truly indebted to C. E. Key in the full and just sum of Five hundred (\$500.00) dollars to be paid five years after date, with interest thereon from date at the rate of five per cent, per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the 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 foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, besides all costs and expense of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, and in all legal proceedings of any kind (all of which is secured under this mortgage); reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Martha P. Key, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said C. E. Key according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said Martha P. Key, in hand well and truly paid by the said C. E. Key, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said C. E. Key, his heirs and assigns, forever: All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, about three miles Northeast of the City of Greenville, and on the south side of the National Highway, and being shown and designated as lots numbers fifteen (15) and sixteen (16), of Block "D", on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G, at page 192, said lots having a frontage on Druid Street of fifty (50) feet and a depth of one hundred and sixty (160) feet; said lots of land being the same conveyed unto me by G. W. Key by deed dated May 5, 1942, and recorded in the R.M.C. Office for the County of Greenville, South Carolina, in Deed Book 244, at page 293.

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 C. E. Key, his 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 C. E. Key, his Heirs, 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.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount of not less than - - - -x - - - -dollars against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail

RECORDED AND FINANCED BY THE
OFFICE OF THE CLERK OF COURT
FOR GREENVILLE COUNTY, S. C.
#23244