

FILED
GREENVILLE CO. S.C.
MAR 1 10 13 AM '75
DORRIS S. TAYLOR-CLAY
CLERK

1975 MAR 49

MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE TAX AND ATTORNEY'S FEES CLAUSES

The State of South Carolina, }

Queen S. Mars
TO
Elizabeth H. Hair

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I We the said Queen S. Mars
in and by my ~~OWN~~ certain promissory note bearing date the 26th day of March A.D. 1975 stand firmly held
and bound unto the said Elizabeth H. Hair or order, in the sum of
One thousand five hundred ninety Dollars, payable in successive ~~monthly~~ ^{weekly} installments, each of
one and 80/100 (\$1,594.80) Dollars, except the final installment, which shall be the balance then due, the
eight and 59/100 (\$8.59) Dollars, commencing on the 28th day of March 1975, and on ~~the 1st~~ ^{each Friday} of each ~~month~~ ^{week} thereafter until
paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

Now, Know All Men, That I We The Said ^{for and in consideration of the}
said debt and the sum of money aforesaid and for better securing the payment thereof, and to secure any renewal or extension of said note;
also to secure any other present or future indebtedness or liability of grantor to grantee or to subsequent holders of said note, including any
sums paid by grantor or its assigns for the purpose of obtaining the discharge in whole or in part of any taxes or contractual or statutory liens
or other encumbrances against said described property and also in consideration of value received 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, bargain, sell
and release unto ^{its successors and assigns the following described}
property to wit:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville,
State of South Carolina, being known and designated as Lots 51, 52, and 53, Augusta
Terrace, as shown on plat thereof, which plat is on record in the RMC Office for
Greenville County, S. C., in Plat Book G, Page 265, for a metes and bounds description
thereof.



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 Elizabeth H. Hair her
~~OWN~~ successors, Heirs and Assigns forever.

And I do hereby bind myself and my
Administrators, to warrant and forever defend all and singular the said Premises unto the said Elizabeth H. Hair, her
Heirs, Executors and
Assigns, from and against her or
her Heirs, Executors, Administrators and Assigns and all persons lawfully
claiming, or to claim the same, or any part thereof.

And it is agreed by and between the said parties that in case of default in any of the payment of interest or principal or of the taxes or
insurance premiums as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And it is Further Agreed, by and between the said parties, that the said
Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by
fire, and assign the Policy of Insurance to the said
and in case that ^{or} shall, at any time, neglect or fail to do so, then the said

may cause the same to be insured in
their name, and reimburse themselves for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate
of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

And it is Further Agreed and Covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor
her Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and
payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee, its Executors, Administrators or Assigns, may pay said taxes,
together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the
amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this Mortgage.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I We the said
Queen S. Mars do and shall well and truly pay, or cause to be paid, unto the said
Elizabeth H. Hair the said debt or sum of money
aforesaid, with the interest thereon, if any shall be due, according to the true and meaning of the said note and all sums of money provided to be

paid by the Mortgagor her Heirs, Executors, Administrators or Assigns, together with the interest thereon,
if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and
void; otherwise it shall remain in full force and virtue.

And it is Agreed, by and between the said parties, that Queen S. Mars heirs and
assigns are to hold and enjoy the said Premises until default of payment shall be made.

RV-2