

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, I, Nina M. Sanford, of the City of Greenville, said County and State

(hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes hereinafter referred to as "notes," whether one or more) in writing due as follows: Three thousand, two hundred dollars (\$3,200.00) on the fifteenth day of

October, 1931, with the privilege of paying the same or any part thereof on October 15th, in any previous year on giving at least thirty days' written notice of each such payment,

is well and truly indebted to TITLE GUARANTEE AND TRUST COMPANY, a corporation duly chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in said County and State

and just sum of Three thousand, two hundred Dollars, (hereinafter referred to as the "mortgage") in the full

(\$ 3,200.00) of said notes bearing date herewith and bearing interest from this date at the rate of eight per cent per annum, to be computed and paid semi

annually until paid in full; all interest to bear interest at the rate of eight per cent per annum; it being hereby agreed that said notes shall bear interest after maturity or after default in payment at the rate of eight

per cent per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of eight per cent per annum; and that both principal and interest shall be paid in United States gold coin of the present standard of weight and fineness, all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length herein.

Now, know all men, that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville

in Greenville Township, just South of the City of Greenville, known and

designated as Lot number fifteen (15) of Block "A" on plat of lands known as Pendleton Street Realty Association, recorded in the office of the Register of Mesne Conveyances for said County in deed book "A", at pages 122 and 123, dated April 5, 1906, revised June 30, 1909; and having, according to said plat, the following metes and bounds, to-wit:

beginning at a stake on the north-west side of Arlington Avenue (formerly known as Garlington Street) on corner of lot number sixteen (16); thence along said Arlington Avenue N. 59° 27' E. fifty-one (51) feet; more or less, to corner of lot number fourteen (14); thence in a northerly direction with line of lot No. 14, one hundred sixty-nine feet, three inches, more or less, to stake on or near right-of-way of Greenville Traction Company; thence N. 82° 8' W. ninety (90) feet to a stake on corner of lot No. 16 (which stake is approximately 94 feet 3-1/2 inches from McBee Boulevard); thence in a southerly direction with line of lot No. 16, two hundred, twenty-four feet (224), six and one-half (6-1/2) inches to the beginning corner.

There is no other lien or encumbrance on said land or any part thereof by mortgage, judgment or otherwise except two mortgages to Southeastern Life Insurance Company, which mortgages are to be paid from the proceeds of the present loan.

A portion of said proceeds is to be used for putting a new roof on the residence on said lot, fronting on Arlington Avenue, and for painting said residence.

being the same land conveyed to said mortgagor by Furman Investment Company

on January 9, 1918, by deed

recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville

County, S. C., in Deed Book 25, page 390

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 mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals.

And said mortgagor hereby covenants and agrees with said mortgagee as follows: (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.