

STATE OF SOUTH CAROLINA,
County of Greenville }

THIS (DEED OF TRUST) MORTGAGE Made this 15th day of March, in the year 1931, by and between

of the County of Greenville, State of South Carolina, hereinafter designated as First Parties; and American Bank and Trust Company of Greenville, S. C. and Union Trust Company of Maryland, a Corporation duly incorporated under the laws of the State of Maryland and having its principal place of business in the City of Baltimore, in the State of Maryland, as Trustees, and hereinafter designated as Second Parties, said American Bank and Trust Company of Greenville, S. C., one of the Second Parties is hereinafter designated and referred to as Local Trustee and Union Trust Company of Maryland, one of the Second Parties, is hereinafter designated and referred to as Foreign Trustee).

WHEREAS the First Parties have received a certain loan of money evidenced by the notes herein described and have agreed to secure the said notes by this Mortgage and Trust.

NOW THEREFORE THIS (DEED OF TRUST) MORTGAGE WITNESSETH That in consideration of the sum of One Dollar (\$1.00) paid to the First Parties by the Second Parties, the receipt whereof is hereby acknowledged by the said First Parties and in consideration of the acceptance of the Second Parties of the trusts hereinafter set forth, which acceptance of the Second Parties is evidenced by their authentication of the said notes, the First Parties hereby grant and convey unto the Second Parties, their survivor and successor or successors, certain real estate situated in the County of Greenville, State of South Carolina, and described as follows, that is to say:

All that piece or parcel of land, with the buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina in Butler Township, on the West side of Lindsay Avenue, being known and designated as Lot No. 14 of the property belonging to Cooper, Hower and Parish, said property according to a survey made May, 1928, by Dalton & Nevers Engineers, the following metes and bounds, to-wit:

Beginning at a point on the West side of Lindsay Avenue, which point is 175 feet South of the intersection of Lindsay Avenue with the Lowndes Hill Road and running thence S. 81° 02' 24.220.1 feet to an iron pin; thence S. 55° 45' E. 249.4 feet to an iron pin on the West side of Lindsay Avenue, which iron pin is 480 feet North of the intersection of Lindsay Avenue with the Laurens Road, and running thence with the West side of said Lindsay Avenue, N 16° 31' 90 feet to an iron pin; thence continuing with the West side of said Avenue, N. 9° 14' W. 89.5 feet to the point of beginning.

and bearing interest from date thereof at the rate of six per cent (6%) per annum, payable semi-annually, and being authenticated by the certificate of the Second Parties endorsed thereon, the principal and interest thereof being payable in Gold Coin of the United States of America of the present standard of weight and fineness on or before the 15th day of March 1934, as herein after set forth, at the principal office of the Union Trust Company of Maryland, Baltimore, Maryland, upon presentation and surrender of the coupons originally attached thereto as they may severally fall due, the said coupons representing interest and installments of the principal thereon, the said principal note being numbered 21286, and the said coupons originally attached thereto and referring to said principal note being numbered One (1) to Seven (7) both inclusive, the said coupons providing for payments of the principal of said note in amounts aggregating the total amount of said principal note, and providing for interest in the said principal note or on the amount thereof remaining unpaid, said coupon being designated herein First Series.

TOGETHER with the buildings and improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same, together with all and singular the improvements, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining, forever.

And the said First Parties covenant with the said Second Parties that the said First Parties are indefeasibly seized in fee simple of said premises and have full power and lawful right to convey the same as aforesaid, and that the same is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, tax titles, or tax certificates, liens, assessments and encumbrances of what nature and kind soever; and the said First Parties do fully warrant the title to the said premises and will defend the same against the lawful claims of all persons whomsoever, BUT IN TRUST AND CONFIDENCE NEVERTHELESS for the following uses and purposes, to-wit:

(a) To secure to the holder or holders thereof, equally and ratably and without preference or priority the one over the other, without preference or priority of principal over interest or of interest over principal or of any installment of interest over any other installment of interest, the payment of a certain promissory negotiable note of the First Parties of even date herewith in the amount of Fifteen Hundred

Dollars (\$ 1500.00), payable to the bearer thereof, the principal and interest thereof being payable in