

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 49126

#5208 Williams, then 20117-Barber - now sold to Walker.

STATE OF SOUTH CAROLINA, }  
County of Greenville }

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

of the City of Greenville, State of South Carolina, hereinafter designated as First Parties; and Madison Marine, of the City of New York, State of New York, 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 successors 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 certain lot or 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, near the corporate limits of the City of Greenville, known and designated on the Glenn Grobe Park Subdivision as Lot #61, recorded in the R. M. C. office for Greenville County, in Plat Book "F", at page 233, and having according to survey made by Dalton & Menes, November 18, 1925, the following metes and bounds, to-wit:

Beginning at a point on the East side of M<sup>c</sup>Adoo Avenue, which point is 170.1 feet from the Laurens Road, and running thence S 74 - 12 E. 150 feet along the rear lines of Lots # 58, 59 and 60 to a point; thence S. 15-48 N. 50 feet to a point, joint corner of Lots # 61 and 62; thence N. 74 - 12 W. 150 feet to a point on M<sup>c</sup>Adoo Avenue; thence along M<sup>c</sup>Adoo Avenue N. 15-48 E. 50 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 June 1936, as hereinafter 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 21487 and the said Coupons originally attached thereto and referring to said principal note being numbered One (1) to Eleven (11) (1-11) 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 Twenty Five Hundred

and no/100  
Dollars (\$ 2500.00)

), payable to the bearer thereof, the principal and interest thereof being payable in