

present location of said road, thence continuing with Grove road as follows: N. 35-32 E. 404.5 feet to angle; thence N. 27-47 E. 289.9 feet to angle; N. 19-42 E. 129.5 feet to iron pin at northeast corner of Grove Road with Kim Street; thence along East side of Kim Street as follows - N. 72-18 W. 95.4 feet. N. 80-30 W. 100 feet; N. 87-47 W. 100 feet; N. 84-31 W. 100 feet; N. 57-43 W. 100 feet; N. 17-03 W. 100 feet; thence across Kim Street southwest direction approximately 70 feet to the beginning corner, and containing 22 acres, more or less. Being the same tract of land conveyed to Piedmont Corporation by Mary Ella Mills, et al by deed dated July 16th. 1938. Except, however, Lots nos. 1 and 2 of Block "E" on the corner of Mills Avenue and Green Street, and Lot no. 1, Block "D" at the intersection of Kim Street and Mission Street.

(See plat Book F-224 for desc. also J-68-69)

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 Mary Bates Ballenger,

her Heirs and Assigns forever. And

said corporation

does hereby bind itself, its successors and assigns, to warrant

and forever defend all and singular the said Premises unto the said Mary Bates Ballenger

her Heirs and Assigns from and against

itself and its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building on said lot in a sum not less than

its name and reimburse her Dollars, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

for the premium and expenses of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation does

hereby assigns the rents and profits of the above described premises to said mortgagee, or

her Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at Chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying cost of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if

the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers

on this, the eighteenth day of July in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-third year of the Sovereignty and Independence of the United States.

Signed, Sealed and Delivered in the Presence of:

Jessie O. Hunt
Journals Hodges

Piedmont Corporation (Seal)
By James P. Moore - Pres
and Otis P. Moore - Sec.

STATE OF SOUTH CAROLINA, }

County of Greenville. }

PERSONALLY appeared before me Jessie O. Hunt and made oath that

she saw James P. Moore as President and Otis P. Moore

as Secretary of Piedmont Corporation a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within

written mortgage, and that she, with Journals Hodges witnessed the execution thereof.

SWORN to before me, this 18th day of July A. D. 1938

Journals Hodges (L. S.)
Notary Public for South Carolina

Jessie O. Hunt

Recorded July 18th 1938, at 5:27 o'clock, P. M.