MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

To All Whom These Presents May Concern:

WHEREAS We, J. M. Watson, J. D. Watson, A. N. Cox, J. M. Lynch, E. C. Stephens, T. J. Phillips, Paul Ducker, Louis Ducker, W. R. Young and J. H. Ellis as Deacons and Trustees of the West Greenville Baptist Church, are well and truly indebted to THE FIRST NATIONAL BANK OF GREENVILLE, S. C. in the sum of FIFTEEN HUNDRED (\$1500.00) Dollars, in and of our certain promissory note in writing of even date herewith, due and payable one year after date with interest from date at the rate of six per centum per annum until paid; interest to be computed and paid semi-annually, and if unpaid when due to bear interest at same rate as printipal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, That We, the said J. M. Watson, J. D. Watson, A. N. Cox, J. M. Lynch, E. C. Stephens, T. J. Phillips, Paul Duckes, Wouls' Ducker, W. R. Young and J. H. Ellis in consideration of the said debt and sum of money eforesets, and for the better securing the payment thereof, according to the terms of the said hote, and also un consideration of the further sum of Three Dollars, to me in hand well and truly, paid at and before the sealing and delivery of these presents, the receipt wherear is hereby adaptively followed, have granted, bargained, sold and released, and by these presents do grant, pargain sell and release unto the said The First National Bank of Greenville, S. C.

"All that certain piece, percel or lot of land rituate, lying and being in the County and State aforesaid in a subdivision of W. H. Irvin according to a plat of Bar Knight property of W. H. Irvin near Greenville, J. C. made by R. E. Dalton, Eng., dated July 1916, having the following metes and bounds, to-wit: - BWGINNING at iron pin on Perry Avenue Extension 97 feet from property of Riddle; running thence S. 16-15 W. 175 feet to iron pin near corner of Lot No. 25; thence N. 74-0 W. 45 5 feet to, an iron pin corner of Lot No. 28; thence N. 15-0 E. 175 feet to an iron pin on Perry Avenue Extension S. 74-0 E. 48.7 feet to the point of beginning. Being known and desingated as Lot No. 24 on play above referred to. Being the same lot by land conveyed to West Greenville Eaptist Church by C. E. Cox by deed dated December 31, 1937 and recorded in Deed Book, Vol. 2021 page 70

TOGETHER with all and singular the Rights, Members, Hereditaments and providence to the said Premises belonging, or manywise incident or appertaining.

National Bank of Greenville, Sound its Successors and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Mor gages, its Successors and Assigns, from and against us, our Heirs, Executors, Administrators, Successors and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any pant thereof.

And I, the said mortgagor agree to insure the house and buildings on said land for not less than Fifteen Hundred (\$1500.00) Dollars in a company or compaines which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy of policies of insurance payable to the mortgagee, and that in the evnet I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties of these presents, that if We, the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon if any shall 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 we, the mortgagors are to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, or interest thereon be past due and unpaid we hereby assign the rents and profits of the above described premises to said mortgagee, its Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at Chambers of otherwise, appoint a Receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS our hands and seals this 18th day of July, in the year of our Lord one thousand nine hundred and thirty-nine