

WHEREAS, **WE, MATTHEW T. SLOAN AND KATE E. SLOAN**

hereinafter called Mortgagors (whether one or more persons) are indebted to Security Trust and Savings Company, a corporation with its principal office at Winston-Salem, North Carolina, hereinafter called the Insurance Company, in the sum of **Eighty-Five Hundred Dollars (\$8500.00)** for money loaned as evidenced by a promissory note of even date with these Presents, bearing interest at the rate of **five** per cent (**5**%) per annum, the principal and interest payable in monthly installments as follows:

Sixty-Seven and 22/100ths - - - - - Dollars (\$ **67.22**) on the **1st** day of **January**, **1955**, and a like amount on the **1st** day of each successive month thereafter until

the **1st** day of **December**, **1970**, when the balance of principal and interest will be payable; all interest not paid when due to bear interest at the rate of six per cent (6%) per annum; and upon failure to pay any installment when due, then the remaining unpaid balance of said note shall immediately become due and payable at the option of the holder; who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the Mortgagors promise to pay all costs and expenses, including reasonable attorney's fees, all of which will be added to the mortgage indebtedness, and its payment secured hereby to the same extent as if it were a part of the original debt.

AND, WHEREAS, the Mortgagors desire to secure the payment of said note with interest and of the additional payments hereinafter agreed to be made, and to guarantee the performance of all the agreements and covenants hereinafter contained;

NOW, THEREFORE, in consideration of the aforesaid loan and to better secure the payment thereof with interest and the additional payments herein agreed to be made, and to secure the performance of all the agreements and covenants herein contained, and also in consideration of the further sum of Three Dollars (\$3.00) paid to the Mortgagors by the Insurance Company before the signing of these Presents, the receipt of which is hereby acknowledged, the Mortgagors have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the Insurance Company the lot or parcel of land lying

and being in **Butler** Township, County of **Greenville** and State of South Carolina, described as follows:

BEGINNING at an iron pin on the East side of the road leading to Brushy Creek, also known as the Augusta Road, and thence along said road N. 52-45 W. 206.5 feet to a point in the center of said road; thence along a ditch or gully as follows: S. 27-54 W. 157 feet; S. 62-39 W. 114 feet; S. 34-57 W. 167.2 feet; S. 70-50 W. 54 feet; S. 55-52 W. 115.7 feet; and S. 45-14 W. 134.8 feet to a stake on the bank of a branch; thence down said branch S. 28-05 W. 327 feet to the interesection of another branch; thence up the other branch S. 70-55 W. 402.5 feet to a bend; thence S. 49-55 W. 138 feet to a bend; thence S. 37-30 W. 115 feet to an iron pin on the bank of the branch; thence S. 54-18 E. 1704 feet, crossing the Roper Mountain Road to an iron pin; thence N. 41-30 E. 430 feet to an iron pin; thence N. 16-10 W. 1394 feet to an iron pin; thence N. 17-30 E. 305 feet to the beginning corner, and containing 37 acres, more or less, according to a plat prepared by H. S. Brockman, Surveyor, July 5, 1954.

ALSO: All that certain lot of land situate near the City of Greenville, Greenville County, South Carolina, known as Lot No. 9, Block I, Section 5 on a plat of East Highlands Estates made by Dalton & Neves, February 1941, recorded in the R.M.C. Office for Greenville County in Plat Book K at pages 78, 79 & 80, and having according thereto the following metes and bounds:

BEGINNING at an iron pin on the Southwest side of Carolina Avenue at the joint front corners of Lots Nos. 9 and 10, and running thence S. 58-59 W. 174.9 feet to an iron pin; thence along a strip reserved for utilities N. 31-01 W. 70 feet to an iron pin; thence N. 58-59 E. 172.4 feet to an iron pin; thence along Carolina Avenue S. 32-54 E. 70 feet to the point of beginning.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging in or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all fixtures, machinery or equipment of every kind either now upon or hereafter placed upon the premises or in any house or other structure upon or hereafter placed upon said premises, which are or shall be attached to said premises, building or other structure by nails, screws, bolts, pipe connections, masonry or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said premises unto the Insurance Company, its successors and assigns. And the Mortgagors do hereby bind themselves, and their heirs, successors, executors and administrators, to warrant and forever defend all and singular the said premises unto the Insurance Company, its successors and assigns from and against the Mortgagors, their heirs, successors, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagors covenant and agree that they will pay all taxes, assessments, levies and charges upon or against the land and other property herein described and hereafter covered by this mortgage when due, and will continuously keep the buildings and structures now or hereafter on said premises insured against loss and damage by fire, tornado and wind storm, and against such other hazards as the Insurance Company may require, in a total amount of not less than **Eighty-Five Hundred Dollars (\$8500.00)**, plus an amount sufficient to prevent any co-insurance liability of the owner of the premises and property or of the Insurance Company, for the benefit of the Insurance Company, loss, if any, to be made payable in the policy or policies of insurance to the Insurance Company as its interest may appear, the loss payable clauses to be in such form as the Insurance Company may require, and will pay the premiums therefor when due. All insurance shall be in companies approved by the Insurance Company and the policies and renewals thereof shall, when issued, be immediately delivered to the Insurance Company to be held by it. All renewal policies will be delivered to the Insurance Company at least ten days prior to the expirations of the policies of which they are renewals. The proceeds of any insurance, or any part thereof, may, at its option, be applied by the Insurance Company either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed.

[Handwritten signatures and notes at the bottom of the page, including names like "Matthew T. Sloan" and "Kate E. Sloan" and various initials and dates.]