

MORTGAGE OF REAL ESTATE—Offices of PYLE &amp; PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, The Junior League of Greenville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lillian O. Anderson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty-eight Thousand and no/100-----Dollars (\$ 28,000.00 ) due and payable  
Two Hundred Thirty-four and 21/100 Dollars (\$234.21) beginning thirty days from date, and  
a like amount each month thereafter until paid in full, mortgagors reserving the right to  
anticipate the entire balance at any time without penalty, and with mortgagee reserving  
the right to declare the unpaid balance due and payable on this note at the expiration of  
five years from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the  
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any  
other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the  
Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and  
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these  
presents does grant, bargain, sell and release unto the Mortgagee, its successors and assignsALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the  
State of South Carolina, County of Greenville, City of Greenville, and being Lot 1 and a portion of  
Lots 2 and 4 on a plat of Brandon Mills Subdivision recorded in the R. M. C. Office for  
Greenville County in Plat Book C, Page 76, and having the following metes and bounds, to  
wit:BEGINNING at a point on the southerly side of Pendleton Street at the joint  
front corner of Lot 1 and property now or formerly of Brownlee and running thence  
S 22-45 W 225 feet to a point; thence N 70-41 W 90 feet to a point; thence N 22-45 E  
225 feet to a point on the southerly side of Pendleton Street; thence with said street  
S 69-52 E 90 feet to the point of beginning; less, however, that certain strip of land  
conveyed by grantor to the South Carolina Highway Department by deed recorded in Deed  
Book 794, Page 421.

## THIS IS A PURCHASE MONEY MORTGAGE.

As a part of the consideration for this mortgage, mortgagors agree that upon  
default in payment of the mortgage it will restore the improvements situate on the above  
described property to its current use as a duplex apartmentTogether with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and  
of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter  
attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the  
usual household furniture, be considered a part of the real estate

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is  
lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided  
herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and  
against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for  
the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also  
secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so  
long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest  
at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time  
to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or  
in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be  
held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay  
all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does  
hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on  
the Mortgage debt, whether due or not.