

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

Whereas I, Claude Ramsour of Greenville, South Carolina

of the County of Greenville in the State aforesaid (hereinafter referred to as the "mortgagor") in and by his certain promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing, of even date herewith, is well and truly indebted to HOME BUILDING AND LOAN ASSOCIATION (hereinafter referred to as the "mortgagee"), which said mortgagor hereby admits to be a corporation duly chartered under the laws of said State and having its principal place of business at Greenville, in said County and State, in the full and just sum of Four thousand and no/100

dollars (\$ 4,000.00), to be paid on or before the date when the seventh series of the capital stock of said mortgagee shall reach maturity, with interest thereon from this date at the rate of eight per cent. per annum, payable monthly, on or before the first Tuesday of each and every month until paid in full; past due interest to bear interest at same rate as principal both principal and interest to be paid in United States gold coin of the present standards of weight and fineness; all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length herein.

Now, know all men, that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville

in Greenville Township and in the City of Greenville, being a portion of Boyce's Addition to the City of Greenville having the following metes and bounds, according to a plat thereof recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Plat Book A., at page 179, to-wit:

Commencing at an iron pin on the north side of Pettigru Street at the joint corner of Lots two and three and running thence North 15 degrees West along the joint line of said lots one hundred twenty-six feet and one inch to an iron pin on a ten foot alley; thence North 76 degrees 45 min. East along said alley sixty-six feet and eight inches to an iron pin, corner of lot four; thence south 15 degrees east along the line of lots three and four one hundred twenty-six feet and one inch to an iron pin on Pettigru Street; thence South 76 degrees 45 min. West along said Pettigru Street sixty-six feet and eight inches to the point of beginning; being known and designated as Lot Number three of Block ten as shown on said plat of Boyce's Addition.

This being the same property heretofore conveyed to me by deed of Mary C. Poreher dated July 3, 1918 and recorded in Deed Book 35 at page 416 reference to which deed is hereby made in aid of and as a part of this description.

Handwritten notes:
Paid, satisfied & cancelled June 29th 1923
Home Building & Loan Assn.
By Robt D. Woodside President
Satisfaction recorded June 29th 1923 at 1:15 P.M.

Handwritten signatures:
W. H. Harrison
G. B. Hazelton
J. S. Ricketts

being the same land conveyed to said mortgagor by _____ on _____ 192____, by deed recorded in the office of the Register of Mesne Conveyances or Clerk of Court for Greenville County, S. C., in Deed Book _____ page _____

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 mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals.

- And said mortgagor hereby covenants and agrees with said mortgagee as follows:
- (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.
 - (2) That said mortgagor shall keep all buildings and improvements now or hereafter on said premises in the best of condition and shall not remove, demolish or alter any such building or cut any timber without written consent of said mortgagee and shall not commit or permit waste or injury impairing the value of the premises as security for said debt; and in case of impairment, of which said mortgagee shall judge, said mortgagor hereby agrees to make, immediately upon demand, such repairs as said mortgagee may consider necessary to protect his interests; and upon default, said mortgagee may enter upon said premises and make the same.