

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE

Whereas W. L. Barr 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 thirty-five hundred and no/100

dollars (\$ 3500.00), to be paid on or before the date when the 14th 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

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 being known and designated as lot number five according to a map or plat of John C. Thompson and us made on August 24, 1920 by Furman and Leveton said lot of land having the following notes and bounds to-wit: Beginning at a stone on the west side of the Old Spartanburg Road north street extended at the northeast corner of said lot number five as shown on said plat, said point of beginning being also designated as the southeast corner of the State lot and running thence in a westerly direction, along the line between lots five and six of said subdivision two hundred feet to a stone on an alley along the east line of said alley sixty feet to a stone at the southeast corner of said lot number five; thence in a westerly direction along the line between lots five and four two hundred feet to the west line of said Old Spartanburg Road; thence in a northerly direction along the said west line of Old Spartanburg Road sixty feet to the point of beginning. Said lot is bounded on the east by Spartanburg Road; on the north by property of Hale; on the west by an alley and on the south by property of L. D. Barker and is one of the lots of land conveyed to W. L. Barr by deed of Emma V. Lynch dated January 14, 1922 and recorded in Book 73 at page 1420, reference to which is hereby made.

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.