

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

Whereas Mrs. Ava Ferguson McBee

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 17th 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; all 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, being known and designated on Plat Number Three of Property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. Office for said County in Plat Book "F" at page 218, as lot number One hundred fifty, together with a strip of land ten feet in width off of the north side of lot number One hundred forty-nine; the said lot of land herein conveyed is described by metes and bounds as follows, to wit: - Beginning at an iron pin on the East line of Jedwood Drive which point of beginning is the Northwest corner of lot number one hundred fifty as shown on said plat and running thence North 83 deg. 32 min. East one hundred forty-three feet to an iron stake on the west line of lot No. 126 thence South 6 deg. 28 min. East along the said west line of lot No. 126 and along the west line of lot No. 127, sixty feet to a stake; thence South 83 deg. 32 min. West One hundred forty-three feet to a stake on the East line of said Jedwood Drive; thence along the said East line of Jedwood Drive, North 6 deg. 28 min. West sixty feet to the point of beginning.

This is the same lot of land conveyed to me, Mrs. Ava Ferguson McBee by Woodville Investment Company by deed dated April 15th, 1924 and not yet recorded.

Witness
F. L. Lomine
J. L. Cooney

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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.