

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, James H. Maxwell called

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows:

In installments of not less than one thousand dollars (\$1000.00) each, on the twenty-ninth day of October in each year hereafter, beginning with the year 1923 until paid in full.

and in and by interest notes (designated thereon as "interest coupons") to be paid annually as follows:

is well and truly indebted to Southern Guaranty and Trust Company, a Corporation duly chartered under the laws of the State of South Carolina, and having its principal place of business in the City of Greenville, in said County and State, in the full and just sum of Six Thousand Five Hundred Dollars (\$6,500.00)

; all of said notes bearing even date herewith and bearing interest on the date at the rate of eight per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the rate of eight per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or after default in payment at the rate of eight per cent. per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of eight per cent. per annum; and that both principal and interest shall 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 a part 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, in the Second Ward of the City of Greenville, known and designated as Lot No. One (1) of Block No. 1 of the Boyce Addition to Greenville, and having the following metes and bounds, to-wit: Beginning at a stake on the south side of North Street, on the north-east corner of the land belonging to Christ (Episcopal) Church, and running thence along said North Street approximately N. 76° E. one hundred and twelve (112) feet, more or less, to a stake on corner of lot No. 2, belonging to Miss Annie Addison; thence along her line S. 15 1/4° E. one hundred and ninety-seven (197) feet, more or less, to a stake on line of lot No. 3 belonging to Robert W. Sanders; thence along the Sanders line S. 76° W. one hundred and twelve (112) feet, more or less, to line of Christ Church property; thence along said Church line N. 15 1/4° W. one hundred and eighty-five (185) feet, more or less, to the beginning corner. This is the same land conveyed to me, the said James H. Maxwell, by the heirs at law of James-P. Boyce, deceased, by deeds dated December 10, 1892, and March 8, 1895, respectively, and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book "YY", page 641, and in Deed Book "BBB", page 254, respectively.

There is no other lien or encumbrance on said land by mortgage, judgment or otherwise.

State of South Carolina
County of Greenville
For value received the within mortgage and the note secured thereby are hereby assigned, transferred and set over, without recourse to Mrs. Susanna C. Watson, as Trustee for Susanna Coker Gray, this twentieth day of October, 1931

In presence of
Janine Power Coker
Rich H. Walker
Southern Guaranty and Trust Company
Successors to Fitch Guaranty Company
J. C. Patterson, Pres. & Treas.

Assignment Rec'd Nov. 2, 1931 at 10:45 a.m. 711 # 12315

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 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.

This Mortgage Assigned to Susanna Coker Gray and on 1st day of Feb. 1935 Assignment recorded in Vol. 113 of R. E. Mortgages on Page 459

RECORDED AND CANCELLED
MAY 19 1946
GREENVILLE S. C.

