

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

Whereas,

L. H. Talley

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 three annual installments of six hundred and eighty-seven dollars and fifty cents each, payable one, two and three years after date, respectively, with the privilege of anticipating payment at any time,

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

is well and truly indebted to Title Guarantee and Trust Company (a Corporation duly chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in said County and State), as Trustees for Mrs. H. D. Wilkins (hereinafter referred to as the "mortgagee") in the full and just sum of

Two thousand and sixty-two dollars and fifty cents Dollars, (\$ 2062.50); all of said notes bearing even date herewith and bearing interest from this date at the rate of seven

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 seven 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 seven per cent. per annum, to be computed semi- annually, all interest not paid when due to bear interest at the rate of seven 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 parts hereof as fully as 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 mortgagee 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, at or near the corporate limits of the City of

Greenville, known and designated as lot number one (1) on a plat of Mrs. H. D. Wilkins' property made by R. E. Dalton, dated March, 1924, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "FF" at page 209, and having, according to said plat, the following metes and bounds, to-wit:- Beginning at an iron pipe on the north-east corner of Elm and Otis Streets, and running thence along Otis Street N. 78° E. one hundred and seventy (170) feet to an iron pipe on the corner of land of Mrs. H. D. Wilkins; thence along her line N. 18° W. sixty-three (63) feet to an iron pipe on the south-east corner of Lot No. 2; thence with line of last mentioned lot N. 72° W. one hundred and seventy (170) feet to an iron pipe on the east side of Elm Street, thence along Elm Street S. 18° E. sixty-three (63) feet to the beginning corner; this being the same lot this day conveyed to me by said Title Guarantee and Trust Company, as Trustees.

This is a first mortgage on said property and is given to secure the payment of a portion of the purchase money therefor.

*Witness:
J. A. Smith
J. L. Heatham*

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.