

THE STATE OF SOUTH CAROLINA

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE.

I, S.L. McBee, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of this office.

WHEREAS, S.L. McBee said to S.L. McBee

in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to

Furman University, a corporation in the full and just sum of Thirty-four thousand (34,000.00)

Dollars to be paid one year after the date hereof, with the privilege of anticipating payment on giving sixty (60) days written notice of the intention to exercise this option

with interest thereon from the date at the rate of seven per cent. per annum, to be computed and paid semi-annually

until paid in full; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose his mortgage; and in case said note after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, that S.L. McBee in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Furman University, a corporation according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said S.L. McBee in hand, well and truly paid by the said Furman University

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Furman University, a corporation -

All that certain piece, parcel or lot of land situate, lying and being in Ward Two of the City of Greenville, County of Greenville, State of South Carolina, on the East side of North Main Street, between Oak and North Streets, and having a frontage thereon of 42 1/2 feet, more or less, and running back in parallel lines 226 feet, more or less, to the West side of Brown Street, and having a frontage on Brown Street of 42 1/2 feet; said lot being bounded on the South by lots now or formerly owned by S.O. Skelton and W.W. Burgiss, on the East by Brown Street, on the North by lots of F. Jordan, and on the West by North Main Street; this being the same lot of land conveyed to me by L.I. Jennings, by his deed dated January 1, 1916, and recorded in the R.M.C. Office for Greenville County in Deed Book Volume 36, page 94. It is not intended that this mortgage shall cover a strip of land heretofore conveyed therefrom by W.T. Henderson and T.F. Hunt to the City of Greenville, by deed dated May 6, 1916, recorded in Volume 18, page 375, which strip is along Brown Street, being two (2) feet wide at the southern end and one and one-half (1 1/2) feet wide at the northern end.

Also, this mortgage is made subject to the terms of, and covers all the rights and interests that the mortgagor may have in the following agreements, to-wit:

- (1) Alley-way agreement between F. Jordan, et al and T.F. Hunt, et al, dated February 15, 1913 and recorded in the R.M.C. Office for Greenville County in Deed Book Vol. 12, page 529.
(2) Party-wall agreement between J.F. Bannister, et al. and W.D. Parrish, et al. dated May 1912; recorded in Vol. 22, page 166.
(3) Party-wall agreement between W.D. Parrish, et al. and S.O. Skelton, dated February 12, 1913 recorded in Vol. 22, page 167.
(4) Party-wall agreement between J.W. Jervey, et al. and T.F. Hunt, et al. dated June 17, 1914 recorded in Volume 32, page 205.

It is understood that this mortgage is a second mortgage over the above described premises, being second to the balance due on a Fifteen Thousand (\$15,000.00) Dollar mortgage given by me to The Life Insurance Company of Virginia, dated November 17, 1917, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 21, at page 246. On this mortgage has been paid the sum of Nine Thousand (\$9,000.00) Dollars on account of principal, leaving a balance due thereon of Six Thousand (\$6,000.00) Dollars.