

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Whereas *L. J. Lindsey of Greenville, S.C.*

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 mortgagee hereby admits to be a corporation duly chartered under the laws of said State and having its principal office of business at Greenville, in said County and State, in the full and just sum of *Two Thousand and no/100*

dollars (\$ *2,000.00*), to be paid on or before the date which the *31st* 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 *Monday* of each *month* until paid in full; past due interest to bear interest at same rate as principal; *Building Loan* interest to be paid in United States gold coin of the present standards of weight and fineness; all the terms and covenants of *same* hereby made as fully as if set out at length herein.

Now, know all men, that said mortgagor, in consideration of *same* 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, aliened, released and conveyed unto the said mortgagee and his heirs, successors and assigns all that certain lot or lots of land situate, lying and being in the State of South Carolina and County of *Greenville* in *Greenville* Township.

about 2 1/4 acres more or less northwest of the City of Greenville and being known and designated as Lot Number Six "B" (6-B) according to a plat of property of George Grandchamp recorded in Plat Book "E" at page 225 in R.M.C. office for said County and State reference to said plat being hereby made; said lot of land having the following metes and bounds to-wit: Beginning at a stake on the northeast side of Buncombe Road two hundred feet southeastward from the intersection of the south-east side of Franklin Road with Buncombe Road (this being the south corner of Lot No. 1 on plat of *Sauv' Souci Villa* recorded in Plat Book "A" at page 510 in said R.M.C. office) and running thence south 57-25 East along said Buncombe Road sixty feet to a stake on corner of Lot Six "C" on the plat first above mentioned; thence in a straight line along the line of Lot Six "C" in a direction a little East of North a little more than two hundred thirty feet to a stake on the line of Lot Number Seven as shown on said plat (said stake being 36 feet from Lot No. Three and 126 feet from line of lot twelve) thence north 57-25 West thirty-six feet along the line of Lot Seven to a stake on line of Lot Number Three; thence south 32-35 West two hundred thirty feet along line of lots Three Two and One to the beginning corner; this being a part of the land conveyed to George Grandchamp by *Duburban Land Company* by deed executed April 21, 1920 and recorded in Deed Book 24 at page 429 in said R.M.C. office. This is the same lot of land this day conveyed to me by deed of George Grandchamp.

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.