WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 30551

# THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Whereas I, G. M. Eskew of Greenville South Carolina, 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 six hundred and no/100 dollars ($600.00), to be paid on or before the date when the twenty-second 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; both 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.

and situated on Sullivan street in the City of Greenville, and described by metes and bounds as follows:- Beginning at a stake at the corner of lot number five on plat of S.C. Skelton, property and running thence with said Sullivan Street North 88 degrees and 25 min. West sixty feet to a stake at the corner of lot number seven of said plat; thence along the line of said lot South 23 minutes West One hundred sixty feet to a stake; thence South 88 degrees and 25 min. East sixty feet to a stake; thence North 23 minutes East one hundred sixty feet to the beginning corner.

The lot of land herein conveyed being lot number Six as shown on the plat of the S.O. Skelton property made by R.E. Dalton, C.E., in August 1919, said plat being of record in Plat Book "E" at page 282 at page 282 in the office of the R.M.C. of Greenville County, South Carolina; This being the lot of land conveyed to S.E. Skelton by deed of S.O. Skelton, dated March 30, 1921, and recorded in said R.M.C. Office.

14th 33

April

Home Building & Loan Assn

G. Truman Jones Jr. Secty

Allie Farnsworth

Deputy R.M.C.

Ira A. Gresham

14 April 33

#279 at 4:15 P.M.

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 unsatified 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.