

STATE OF SOUTH CAROLINA, }
County of Greenville

THIS (DEED OF TRUST) MORTGAGE Made this 1st day of December, in the year 1931, by and between

E. J. Taylor
of the City of Greenville State of South Carolina, hereinafter designated as First Parties; and American Bank and Trust Company of Greenville, S. C., and Union Trust Company of Maryland, a Corporation duly incorporated under the laws of the State of Maryland and having its principal place of business in the City of Baltimore, in the State of Maryland, as Trustees, and hereinafter designated as Second Parties, (said American Bank and Trust Company of Greenville, S. C., one of the Second Parties is hereinafter designated and referred to as Local Trustee and Union Trust Company of Maryland, one of the Second Parties, is hereinafter designated and referred to as Foreign Trustee).

WHEREAS the First Parties have received a certain loan of money evidenced by the notes herein described and have agreed to secure the said notes by this Mortgage and Trust.

NOW THEREFORE THIS (DEED OF TRUST) MORTGAGE WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) paid to the First Parties by the Second Parties, the receipt whereof is hereby acknowledged by the said First Parties and in consideration of the acceptance of the Second Parties of the trusts hereinafter set forth, which acceptance of the Second Parties is evidenced by their authentication of the said notes, the First Parties hereby grant and convey unto the Second Parties, their survivor and successor or successors, certain real estate situated in the County of Greenville, State of South Carolina, and described as follows, that is to say;

That certain piece or parcel of land situated, lying and being in Greenville Township, State of South Carolina, near the city of Greenville, on the south side of Lawrence Road, and being subdivided and designated as Lot No. 27 of Penn Grove Park Subdivision, and having, according to plat made by Dalton & Sons, Engineers, December, 1925, the following metes and bounds, to-wit:
Beginning at an iron pin on the south side of Lawrence Road, which iron pin is 100 feet East of Underwood Street, and running thence S. 15.48 W. 160.1 feet to an iron pin; thence S. 74.12 E. 58 feet to an iron pin, corner of Lot No. 26; thence with line of that Lot, N. 15.48 E. 159 feet to an iron pin on the south side of the Lawrence Road; thence with the southern side of said Road, N. 73.00 W. 50 feet to the point of beginning.

and bearing interest from date thereof at the rate of six (6%) per cent per annum, payable semi-annually, and being authenticated by the certificate of the Second Parties endorsed thereon,

For satisfaction to this mortgage see R. C. M. Book 256 Page 257.

RECORDED AND INDEXED BY
RECORDED 3rd DAY OF Mar. 1936
#2316 A. W. Mesham
3:15 P. M. FOR GREENVILLE COUNTY S. C.

TOGETHER with the buildings and improvements thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any way appertaining.
TO HAVE AND TO HOLD the same, together with all and singular the improvements, tenements, hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining, forever.
And the said First Parties covenant with the said Second Parties that the said First Parties are indefeasibly seized in fee simple of said premises and have full power and lawful right to convey the same as aforesaid, and that the same is free, clear, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, tax titles, or tax certificates, liens, assessments and encumbrances of what nature and kind soever; and the said First Parties do fully warrant the title to the said premises and will defend the same against the lawful claims of all persons whomsoever, BUT IN TRUST AND CONFIDENCE NEVERTHELESS for the following uses and purposes, to-wit:
(a) To secure to the holder or holders thereof, equally and ratably and without preference or priority the one over the other, without preference or priority of principal over interest or of interest over principal or of any installment of interest over any other installment of interest, the payment of a certain promissory negotiable note of the First Parties of even date herewith in the amount of Twenty Two Hundred Fifty

Dollars (\$ 2250.00), payable to the bearer thereof, the principal and interest thereof being payable in