

STATE OF SOUTH CAROLINA

MORTGAGE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, J. ROBERT MARTIN, of the County and State aforesaid, send Greetings:

Whereas, I, the said J. Robert Martin, have this day executed and negotiated through C. F. Haynsworth of Greenville, South Carolina, who is hereby appointed as Trustee (who is hereby appointed as Trustee under this mortgage, with all necessary or usual powers and authority) my five (5) certain promissory notes of even date with these presents, in the aggregate sum of Thirteen Thousand Five hundred (\$13,500.00) Dollars, with interest thereon from February 1st, 1930, at the rate of seven (7%) per cent. per annum, to be computed and paid semi-annually on the days of August and February in each year until paid in full; both principal and interest being payable to the bearer of said notes, in gold coin of the United States of the present standard of weight and fineness, at the office of South Carolina Savings Bank at Greenville, South Carolina; said notes are numbered and payable according to the following schedule, to-wit:

NUMBER OF NOTE	AMOUNT	MATURITY
1	\$3500.00	February 1, 1931
2	2500.00	August 1, 1931
3	2500.00	August 1, 1931
4	2500.00	February 1, 1932
5	2500.00	February 1, 1932

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Whereas, J. Robert Martin, in consideration of the said debts and sum of money aforesaid, and for the better securing the payment thereof to the bearer or bearers of said notes, according to the terms thereof, and also in consideration of the sum of Thirteen Thousand Five Hundred (\$13,500.00) Dollars to the said J. Robert Martin in hand well and truly paid by the said C. F. Haynsworth, as Trustee, at and before the signing of these presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents do grant bargain, sell and release unto the said C. F. Haynsworth, as Trustee:

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in Ward Three of the City of Greenville, on the West side of South Main Street, and having the following metes and bounds, according to a plat thereof made by F. G. Rogers on September 7, 1909:

Beginning at a stake on the West side of South Main Street 117 feet 7 inches Southward from the Southwest corner of Main and Broad Streets, and running thence Southward along said Main Street 62 feet to an iron pin on the Northeast corner of lot formerly owned by R. N. and J. D. Tannahill; thence turning to the right by an angle of 90°, and running Westward and parallel with Broad Street along the line of said Tannahill lot 170 feet to a stake on the Northwest corner of said Tannahill lot and on the East side of an alley 11 feet 3 inches wide, which opens into Markley Alley on the South; thence turning to the right by an angle of 90°, and running along the East side of the alley first above mentioned and parallel with Main Street 62 feet to an iron pin on the corner of said alley and another alley which opens into Jackson Street; thence turning to the right by an angle of 90° and running Eastward and parallel with Broad Street along the South Side of alley last mentioned and along the South side of the lot of S. E. Bradshaw, et al, 170 feet to beginning corner on Main Street.

Subject, however, to the right of Woodville Investment Company to a one-half interest in the southern wall and a one-half interest in the stairway under an agreement recorded in the R. M. C. office for Greenville County in Deeds Volume 100, at page 196, and subject to the right of J. Robert Martin, his heirs and assigns to tie to the northern wall of said building.

It is understood and agreed that this mortgage is junior to a fifty thousand (\$50,000.00 Dollar mortgage of J. Robert Martin to Peoples State Bank of South Carolina, as Trustee, bearing date February, 1, 1930.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

To have and to hold all and singular the said premises unto the said C. F. Haynsworth, as Trustee, his successors, heirs, and assigns forever, upon the trust hereinafter set forth for the protection and security of the bearers of said notes, without priority one over the other, and J. Robert Martin does hereby bind himself and his heirs, executors and administrators and assigns to warrant and forever defend all and singular the said premises unto the said C. F. Haynsworth, as Trustee, his successors, heirs, and assigns from and against himself and his heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same Or any part thereof.

And said mortgagor does further covenant and agree that during the life of this loan he will promptly pay all taxes, charges and assessments that may be imposed by law upon the mortgaged premises, or any part thereof, and should he fail to pay said taxes, charges or assessments promptly, when due, or any part thereof, then the Trustee shall be at liberty to pay the same and reimburse himself under this mortgage for said expense, with interest. And it is hereby declared that any sum paid by said Trustee for taxes, charges, assessments or any other expenses necessarily incurred by said Trustee for the protection of said noteholders or for the protection and preservation of said property, shall be a lien upon said premises, and any such amounts, with interest at seven (7%) per cent. per annum, shall be paid in priority to the said notes. Should any suit be instituted wherein it is sought to foreclose this mortgage, said mortgagor agrees in such case to assign all

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