

MORTGAGE OF REAL ESTATE

38578 PROVINCE-JARRARD CO.-GREENVILLE

The State of South Carolina
County of Greenville

To all whom these presents may concern:
M. L. Traynham Send Greeting:

Whereas, I the said M. L. Traynham in and by a certain promisory note in writing, of even date with these presents, am well and truly indebted in The Pelzer-Williamston Bank in the full and just sum of Sixteen Hundred Six and 68/100 (\$1606.68) to be paid Twelve months after date, with interest thereon from maturity at the rate of 7 per cent, per annum, to be computed and paid quarterly in advance until paid in full; all interest not paid when due to bear interest at the same rate as principal; 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 this mortgage; said note further providing for an attorney's fee of Ten per cent of the amount due besides all costs and expenses of collection, to be added to the amount due on the said note and to be collectible as a part thereof; if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof; be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said M. L. Traynham in consideration of the said debt and sum of money aforesaid, and for the better securing for payment thereof to the said The Pelzer-Williamston Bank according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me the said M. L. Traynham in hand well and truly paid by the said The Pelzer-Williamston Bank 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 THE PELZER-WILLIAMSTON BANK, their successors and assigns forever,

All that piece, parcel or lot of land situate, lying and being in Oaklawn Township, County and State aforesaid, about sixteen miles South of the City of Greenville, and more fully described as follows:

BEGINNING at a stone at corner of Stansell and Scott lands and running thence along line of said Scott land N. 11 E. 707 feet to a stake at an old road, thence S. 76-45 E. 153 feet to a stake on Right-of-way of the Augusta Road; thence along line of the said Right-of-way S. 18-20 W. 717 feet to a stake; thence N. 71-30 W. 50 feet to the beginning corner and containing 1.65 acres more or less, and being a part of the same land devised to Theone Stansell by the will of her deceased husband (T. W. Stansell). And being the same lot of land conveyed to me by Theone Stansell by her deed bearing date of March 4th, 1939, and recorded in R. M. C. Office for Greenville County in Vol 209 at page 149.

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 Premises before mentioned unto the said THE PELZER-WILLIAMSTON BANK, its successors and Assigns, forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The Pelzer-Williamston Bank, its successors and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and every person whomssoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount not less than \$1500.00 dollars against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) such insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to the said mortgagee, or its successors Heirs, Executors, Administrators or Assigns and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost or expenses; without liability

Handwritten notes and signatures:
"Bank"
"The Pelzer-Williamston Bank"
"M. L. Traynham"
"Mortgagee"
"Mortgagor"
"Theone Stansell"
"T. W. Stansell"
"Augusta Road"
"Oaklawn Township"
"Greenville County"
"South of the City of Greenville"
"March 4th, 1939"
"R. M. C. Office for Greenville County"
"Vol 209 at page 149"
"Theone Stansell"
"T. W. Stansell"
"Augusta Road"
"Oaklawn Township"
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"South of the City of Greenville"
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