

State of South Carolina,

COUNTY OF GREENVILLE

MAR 31 12 27 PM 1948

To all Whom These Presents May Concern:

Greenville Home Builders, Inc.

SEND GREETING:

Whereas, the said Greenville Home Builders, Inc.

in and by its certain Promissory note in writing, of even date with these presents, is well and truly indebted to South Carolina National Bank of Charleston at Greenville, S.C.

in the full and just sum of Forty-Five Hundred and No/100 (\$4500.00) Dollars, to be paid Six (6) months from date with full privilege of anticipation at anytime.

with interest thereon from date at the rate of Six (6%) per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at 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 (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on 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 the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and, it successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville

County, State aforesaid, on the Western side of Monteith Circle in the City of Greenville, being shown as lot # 11 on Plat of Property of O. Y. Brownlee, H.C. Smith and C. S. Fox, made by Pickell and Pickell, Engineers, February 16, 1948, recorded in Plat Book "Q" at Page 164, and described as follows:

BEGINNING at a stake on the Western side of Monteith Circle at corner of lot # 10, and running thence with line of said lot, S. 74-37 W. 227.3 feet to a stake; thence N. 28-06 E. 40 feet to a stake; thence N. 64-10 E. 187.8 feet to a stake on Monteith Circle; thence with the Western side of Monteith Circle, S. 28-47 E. 65 feet to the beginning corner.

Being one of the lots conveyed to the mortgagor herein by H. C. Smith and C. S. Fox by deed to be recorded.

The mortgagor agrees to pay all taxes, public assessments and insurance premiums promptly when due and on its failure to do so, the mortgagee may, at its option, either foreclose the mortgage or advance the sums necessary for the payment of said items and charge them to the mortgage debt, and they shall bear interest at the same rate as the principal.

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 its successors and Assigns forever, And it does hereby bind itself, its successors and Assigns to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors and Assigns, from and against itself and its successors and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.