

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE

PERSONALLY appeared before me J. LaRue Hinson and made oath that he saw L. H. Taylor, Jr., as President of C & T Realty, Inc., a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written mortgage, and that he, with Edward Ryan Hamer, witnessed the execution thereof.

SWORN to before me this 30th day of November, 1959.

J. LaRue Hinson

Edward Ryan Hamer

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____, 19____, deed recorded in the Office of The Register of Mesne Conveyances for Greenville County, in 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

Ella C. Leppard, her

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever, defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagor, agree to insure the house and buildings on said land for not less than Nine Thousand and No/100-----Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said notes, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.