

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Whereas, H.T. Dacus and Ida J. Dacus

of the County of Greenville, in the State aforesaid (hereinafter referred to as the "mortgagor") in and by a certain principal promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing (designated thereon as "first mortgage real estate bonds"), due as follows: one year after date

and in and by interest notes (designated thereon as "interest coupons"), to be paid annually as follows:

is well and truly indebted to Title Guarantee and Trust Company, a corporation duly chartered under the laws of said State and having its principal place of business in the City of Greenville, in said County and State

(hereinafter referred to as the "mortgagee") in the full and just sum of Twenty-seven hundred and fifty Dollars,

(\$ 2750.00); all of said notes bearing even date herewith and bearing interest from this date at the rate of eight 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 the rate of eight per cent. per annum; it being hereby agreed that each of said notes shall bear interest after maturity or after default in payment at the rate of eight per cent. per annum, to be computed semi-annually, all interest not paid when due to bear interest at the rate of eight per cent. per annum; and that both principal and interest shall be paid in United States gold coin of the present standards of weight and fineness;

all the terms and covenants of said notes being hereby made parts hereof as fully as if set out at length hereon. Now, know all men that said mortgagor, in consideration of said debt and for the purpose of securing the payment thereof, and in further consideration of the sum of one dollar paid to said mortgagor by said mortgagee at and before the sealing and delivery hereof (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said mortgagee and his heirs, successors and assigns all that certain lot, piece, parcel or tract of land situate, lying and being in the State of South Carolina and County of Greenville in the sixth Ward of the City of Greenville,

known and designated as lot number eleven (11) on a plat made by R.E. Dalton and recorded in the office of the Register of Mesne Conveyances for said County and State, in Plat Book "F" at page 202, and having according to said plat, the following metes and bounds, to-wit:- Beginning at an iron pin on the South-west corner of Augusta and McKay Streets, and running thence with Augusta Street S. 25° 26' E. ninety (90) feet to an iron pin at the corner of lot number ten; thence with line of last mentioned lot S. 85° 43' W. one hundred and eighty-nine and two-tenths (189.2) feet to an iron pin on the line of lot No. 12; thence with line of last mentioned lot N. 6° 23' W. eighty-five feet and a half (85.5) feet to an iron pin on McKay Street; thence with said McKay Street N. 86° 15' E. one hundred and sixty (160) feet to the beginning corner; this being the same lot of land conveyed to us, the said H.T. Dacus and Ida J. Dacus, by James Birnie by deed bearing date March 22, 1924, and not yet recorded. This is a first mortgage on said premises and is given to secure the payment of a portion of the purchase money therefor.

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State of South Carolina, County of Greenville.

Personally appeared before me Mary R. Nesbitt and made oath that she saw the within named H.T. Dacus sign, seal and as his act and deed deliver the within written deed, and that she with Wm. Henry Thomas witnessed the execution thereof.

Sworn to before me this 26th, day of March, A.D. 1924.

J. Lynn Walker (L.S.) Notary Public for South Carolina.

Mary R. Nesbitt

being the same land conveyed to said mortgagor by on 192, by deed

recorded in the office of the Register of Mesne Conveyances or Clerk of Court for County, S. C., in Deed 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 mortgagee and his successors, heirs and assigns forever. And said mortgagor does hereby bind himself and his heirs, executors, administrators and successors to warrant and forever defend all and singular the said premises unto the said mortgagee and his successors, heirs and assigns from and against said mortgagor and his heirs, executors, administrators, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof; also, on demand at any time, to give any further written assurances which may be desired to protect the interests of said mortgagee, including a new note or notes and mortgage correcting errors in the originals.

And said mortgagor hereby covenants and agrees with said mortgagee as follows: (1) That when the loan secured hereby is closed, there shall and will be no unsatisfied lien or encumbrance of any kind, prior to the lien hereof, affecting said premises or any part thereof, this being solemnly declared and represented by said mortgagor as a condition hereof and for the purpose of obtaining a loan hereunder.

This Mortgage Assigned to R. M. Dacus on 22 day of Sept 1925. Assignment recorded in Vol 42 of D. F. Mortgages Page 662



Cancelled 9/30/25

8/8/25