

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

This Indenture, bearing date the first day of February, 1930, made and entered into by and between J. Robert Martin of Greenville, S.C. hereinafter called the "Mortgagor", Party of the First Part, and Peoples State Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina with its principal place of business in Charleston, S. C. hereinafter called the "Trustee", as Trustee upon certain trusts hereinafter declared, imposed and accepted, Party of the Second Part.

**W I T N E S S E T H**

Whereas, the Mortgagor has this day issued and negotiated his certain First Mortgage Serial Gold Coupon Notes in the sum of Fifty Thousand (\$50,000.00) Dollars, said notes being payable to bearer and providing for interest thereon from date at the rate of six and one-half (6- $\frac{1}{2}$ %) per cent. per annum, payable semi-annually on the first day of February and August in each year, said interest being represented by coupons attached to said notes, and

Whereas, the Trustee has full power and authority, by law and by its Charter, to accept, undertake and perform the trust hereinafter particularly defined, and

Whereas, all things have been done to validly issue notes, as herein provided, in the aggregate principal sum of Fifty Thousand (\$50,000.00) Dollars, and secured by the property herein conveyed.

Now, therefore, the Mortgagor, for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, and also in consideration of the further sum of Three (\$3.00) Dollars to it in hand paid, (the receipt whereof is hereby acknowledged and confessed) at and before the sealing and delivery of these presents, and in consideration of, and for the uses, purposes and terms hereinafter set forth, declared, expressed and created, and to secure the payment of the issue of the First Mortgage Serial Gold Notes hereinafter described, and the securing of the payment of all moneys at any time payable hereunder, and to exact and insure the faithful performance of all covenants, agreements and obligations of the Mortgagor hereinafter contained, whether expressed or implied, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Trustee herein, and its successors and assigns, in trust forever:-

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 an 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.

The aforesaid property is the same conveyed to J. Robert Martin by deed recorded in the R. M. C. Office for Greenville County in Deeds, Volume 103, at page 65.

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 the hereinbefore described premises, together with all and singular the rights, privileges, improvements and appurtenances in any manner appertaining thereto, unto the said Trustee, its successors and assigns, in fee simple forever. And the Mortgagor herein hereby binds himself and his heirs, executors, administrators and assigns to warrant and forever defend all and singular the hereinbefore described property and premises unto the said Trustee, and its successors and assigns, against the claim or claims of the Mortgagor, his heirs, executors, administrators and assigns, and of any and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made in trust, however, for the uses and purposes, and upon the terms, limitations, stipulations and conditions herein set forth, that is to say:-

(1) That Whereas, the Mortgagor is justly indebted for money borrowed in the aggregate sum of Fifty Thousand (\$50,000.00) Dollars, evidenced by eighty (80) six and one-half (6- $\frac{1}{2}$ %) per cent. First Mortgage Serial Gold Notes, which notes, and interest coupons thereto attached are payable to the bearer, or, if registered, to the registered holder thereof, at the office of Peoples State Bank of South Carolina, in the City of Charleston, State of South Carolina, and which notes are numbered and payable according to the following schedule, to-wit:-

(over)