The same

with interest thereon from date at the rate of 7% per centum per annum, to be paid annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. I in a subdivision of land conveyed to James B. League by Kate Hyde Sloan, recorded in Deed Book 819 at Page 341 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Westfield Street approximately 60 feet from the intersection of Hyde Street and Westfield Street and running thence N. 69715 W. 174.5 feet to an iron pin; thence S. 21 W. 48.6 feet to an iron pin; thence S. 69-15 E. 174.5 feet to an iron pin on Westfield Street; thence with Westfield Street N. 21 E. 48.6 feet to the point of beginning.

ALSO: All the right, title, interest and estate of mortgagor in and to the use of a 100 feet strip of land on the adjoining lot as specifically set forth in deed recorded in Deed Book 41 at Page 619.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.