

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Whereas I, J.P. Thompson

of the County of Greenville in the State aforesaid (hereinafter referred to as the "mortgagor") in and by his certain promissory note or notes (hereinafter referred to as "notes," whether one or more) in writing, of even date herewith, is well and truly indebted to HOME BUILDING AND LOAN ASSOCIATION (hereinafter referred to as the "mortgagee"), which said mortgagor hereby admits to be a corporation duly chartered under the laws of said State and having its principal place of business at Greenville, in said County and State, in the full and just sum of Nineteen Thousand and 00/100

dollars (\$19000.00), to be paid on or before the date when the 28th series of the capital stock of said mortgagee shall reach maturity, with interest thereon from this date at the rate of 8 per cent. per annum, payable monthly, on or before the first Tuesday of each and every month

until paid in full; past due interest to bear interest at same rate as principal, both principal and interest to 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 herein.

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 bore 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 situated, lying and being in the State of South Carolina and County of Greenville

in Greenville Township, and having the following metes and bounds, to-wit:

(1) Beginning on the north side of Jenkins Street and on the right ofway of C. & G. Railroad; thence with said right of way, N. 66-07 E. 139.9 feet; thence N. 61-15 W. 273.9 feet; thence S. 28-10 W. 149.9 feet to Jenkins Street; thence with Jenkins Street S. 72-27 E. 190.7 feet to the beginning corner, being parts of the lands conveyed to Mrs. A.C. Davis by certain heirs of Sarah Williams, their respective deeds being recorded in R.M.C. Office for said Greenville County in Deed Book GGG, pages 193, 176, 175 and 177, and deed from Piedmont Savings & Investment Company recorded in Volume 117, page 455, and deed from Frances Sample, et al. recorded in Volume 65, page 181, R.M.C. Office for Greenville County, S.C., and by Mrs. Davis conveyed to me by deed dated September 10, 1925 and recorded in Volume 118, page 124, R.M.C. Office for Greenville County. A plat of the above described land is recorded in Plat Book "D", page 143, R.M.C. Office for Greenville County, South Carolina. Subject to the reservations for right of way contained in deed from Mrs. A.C. Davis to J.P. Thompson recorded in Book 118 at page 124, R.M.C. Office.

(2) All that certain piece, parcel or lot of land situated, lying and being in the State of South Carolina and County of Greenville in Greenville Township on the North side of Pendleton Road in the town of West Greenville, and designated on plat of lands of Davis Furman and H.J. Haynsworth as Lots 20 and 21, each lot having a frontage of 50 feet on Pendleton Road and extending back along parallel lines to a depth of 190 feet, more or less, to line of alley as laid out on said plat. Said lots adjoin each other and together are bounded as follows: On the South by Pendleton Road; on the East by Lot 22; on the North by said Alley; and on the West by Lot 19, belonging to C.C. McCall, said lots being the same conveyed by W.F. Davenport to me by deed dated April 21, 1922, recorded in the R.M.C. Office for Greenville County in Volume 73, page 583.

(3) All that lot of land on west side of Augusta Street and described by metes and bounds as follows: to-wit: Beginning at a point on west side of Augusta Street at corner of lot 2, which point is 95 feet from Sullivan Street and running thence along line of lot 2, S. 81-35 W. 239.8 feet to point on line of lot 3; thence along said lines S. 0-23 W. 25.3 feet; thence N. 88-25 W. 76 feet to point corner of lots 3 and 4; thence S. 0-23 W. 52 feet to the Williams lot; thence S. 88-47 E. 123.7 feet, more or less, to corner of Brown lot; Thence N. 2-23 E. 34 feet; thence N. 83-51 E. 200 feet to Augusta Street; thence along said Street N. 11-0 W. 58.5 feet to beginning corner. This is the same lot of land conveyed to me by deed of S.O.-Skelton, deed recorded in Book 106, page 230, R.M.C. Office for Greenville County, S.C. A plat of the above described land is recorded in Plat Book "E" at page 282.

(4) All that lot of land known as Lot #13 Traction Street, being 150 X 50 feet and adjoining lots of Godfrey, Traction Street, Smith and others about one and one-fourth (1-1/4) miles West of Greenville, Greenville County, S.C. This is the same lot of land conveyed to me by deed of Lessie Stewart. (See book 17, page 346.)

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 Greenville 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.
(2) That said mortgagor shall keep all buildings and improvements now or hereafter on said premises in the best of condition and shall not remove, demolish or alter any such building or cut any timber without written consent of said mortgagee and shall not commit or permit waste or injury impairing the value of the premises as security for said debt; and in case of impairment, of which said mortgagee shall judge, said mortgagor hereby agrees to make, immediately upon demand such repairs as said mortgagee may consider necessary to protect his interests; and upon default, said mortgagee may enter upon said premises and make the same.