

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO WHOM ALL THESE PRESENTS MAY CONCERN:

I, W. A. Clarke, of Greenville County, in the State aforesaid, Send Greeting:

WHEREAS, I, the said W. A. Clark, as in and by my certain note or obligation, bearing date the Dec. 17th, 1929, and due Nov. 17th, 1930, stand firmly held and bound unto The First National Bank of Greer, S. C. in the just sum of Fifteen hundred Dollars, conditioned for the payment of the full and just sum of Fifteen Hundred Dollars as in and by the said note and condttion thereof, reference <sup>being</sup> thereunto had, will more fully appear.

NOW KNOW ALL MEN, that I, the said W. A. Clark, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greer, S. C. and also in consideration of the further sum of Three Dollars, to me the said W. A. Clark, in hand well and truly paid by the said The First National Bank of Greer, at and before the sealing and delivery of these presents, the receipt <sup>whereof</sup> is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the said The First National Bank of Greer, S. C., the following tract of land to-wit:

All of that certain piece, parcel or tract of land, situate, lying and being in the State and County aforesaid, on the branch waters of South Tyger River, and containing fifty ~~xxxix~~ eight and one half (58 1/2) acres of land, be the same more or less and having the following metes and bounds, to-wit: Beginning at a stone, 3 X NM in branch, and running thence down said branch to stone 3 X OM on John Paris line; thence with said line S. 75 1/2 W. 25.79 chs. to stone 3 X OM; thence S. 13 1/2 W. 16.58 chs. to stone 3 X OM; thence S. 13. E. 2.84 chs. to a stone 3 X OM; thence S. 88 E. 5.60 chs. to a persimmon 3 X OM; thence S. 6 1/2 W. 175 chs. to a stone 3 X OM; thence S. 7 1/2 E. 10.20 chs. to a persimmon 3 X OM; N. 11 1/2 E. 7.50 chs. to a stone 3 X NM; thence N. 81 1/4 W. 12.10 chs. to the beginning corner 3 X; and bounded by lands now and formerly of John Paris, Jim Gosnell, Irv Edwards, Carp Edwards, and others, and being the same land conveyed to mortgagor by Adolphos S. Singleton and H. Claude Carlton, by deed dated July 1929.

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 The First National Bank, its successors, heirs, and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said The First National Bank of Greer, its successors heirs, successors and assigns from and against me and my heirs, executors, administrators and assigns, and all other persons whomsoever, lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of Five Hundred Dollars, with loss clause, payable to the said mortgagee and assigns; and in case he or they shall at any time neglect or fail so to do, then the said mortgagee, or assigns, may cause the same to be insured in its or their own name, and reimburse itself or themselves for the premium and expenses of such insurance under the mortgage, the sum so paid being immediately due.

AND IT IS FURTHER AGREED, that the said mortgagor, his heirs, executors, administrators or assigns, shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt; and shall promptly pay all taxes and assessments lawfully levied thereon.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I, the said W. A. Clarke do and shall well and truly pay or cause to be paid unto the said The First National Bank of Greer, its successors or assigns, the said note and any and all renewals thereof, with interest thereon if any shall be due, according to the true intent and meaning of the same, and all insurance premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of the nonpayment of the said note and any and all renewals thereof, with the interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said note and renewals thereof, or in case the said mortgagor, his heirs, executors or administrators, shall neglect or fail to pay the taxes upon the said property, or shall neglect or fail to insure the house and building on said land, and keep the same insured as aforesaid, then, upon the violation of any or all or said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding, and it shall and may be lawful for the said mortgagee, its successors and assigns, and the said mortgagor do hereby empower and authorize the said mortgagee, its successors and assigns, to grant, bargain, sell release and convey the said premises, with the appurtenances, at public auction or vendue, at the door of the Courthouse, in the County afore-