

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.



WHEREAS,

the said

A. S. Conrad

SEND GREETING:

and by

my

certain promissory note in writing, of even date with these presents,

am

a corporation chartered under the laws of the State of South Carolina, in the full and just sum of

well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY,

Three thousand and no/100 (3,000.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

as follows: The sum of sixty (\$60.00) Dollars to be paid on the principal on the 10th day of October, 1937, and the sum of sixty (\$60.00) Dollars on the 10th day of April, 1938, and thereafter the sum of One Hundred (\$100.00) Dollars on account of principal on the 10th day of October and April of each year thereafter, up to and including the 10th day of October, 1941, then the balance of the principal remaining unpaid on the 10th day of April, 1941, and the principal of this note on any future payment date upon payment of an anticipation fee of 2% of the amount then due.

with interest thereon from the date of the making of this note at the rate of *ten* (10%) per cent, per annum, to be computed and paid *semi-annually* on the *10th* day of *October and April* in each year until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including *ten* percent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That *A. S. Conrad*, the said *A. S. Conrad* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to *me* the said *A. S. Conrad* in hand well and truly paid by the said SOUTHEASTERN LIFE INSURANCE COMPANY, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said SOUTHEASTERN LIFE INSURANCE COMPANY

All that *certain* piece, parcel or lot of land with the buildings and improvements thereon, situate on the *south* side of South Main Street, a greater portion of which is *shown* on plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", at page 113, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the south side of South Main Street at the Northeast corner of an 8 foot walkway, and running thence with said walkway S. 28-13 E. 357.5 feet to an iron pin; thence S. 70-10 W. 62.5 feet to an iron pin, corner of property now or formerly of B. E. Hill; thence N. 28-07 W. 171.7 feet to an iron pin; thence S. 77-18 W. 12 feet to an iron pin; thence N. 28-07 W. 167 feet to an iron pin on the south side of South Main Street. thence with the south side of said Street N. 57-05 E. 73 feet to the beginning corner; together with all my right, title and interest in and to a spur track or right of way for a proposed spur track extending or to be extended through said property, and more particularly set forth in agreement recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 999, Page 387.

This is the identical property conveyed to the mortgagor herein by deeds dated January 2nd, 1920, and May 6th, 1930, recorded in the R. M. C. Office for Greenville County in Deeds Volume 56 at page 485, and Deeds Volume 162 at page 143.