

MORTGAGE OF REAL ESTATE.

PROVISED BY FARRAR & MARTIN - GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

We, J. E. Coleman and S. J. Coleman

WHEREAS We the said J. E. Coleman and S. J. Coleman

SEND GREETING:

in and by ours certain promissory note in writing of even date with these presents, well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Six Thousand and No 100 (\$6,000.00) DOLLARS to be paid at its principal office in Greenville, S. C.

as follows:-
Two Hundred Fifty (\$250.00) Dollars to be paid on principal on March 6th, 1940; and Two Hundred Fifty (\$250.00) Dollars on principal on the 1st day of June, September, December and March of each year thereafter until the principal indebtedness has been paid in full.

For Satisfy on
date R. G. M.

APR 12 1940
GREENVILLE, S. C.
5735

with interest thereon from date at the rate of 10 per cent. per annum, to be computed and paid quarterly and principal on the 1st day of March, June, September and December in each year until paid in full; all interest not paid when due to bear interest at 10 per cent. per annum on the 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 10 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 We the said J. E. Coleman and S. J. Coleman 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 us the said J. E. Coleman and S. J. Coleman 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, lying and being on the West side of the Beer Highway in the Town of Travelers Rest, Bates Township, Greenville County, S. C., and having the following meters and bounds to-wit:
Beginning at an iron pin on the West side of Beer Highway at Garrett's corner, and running thence with the West side of said Highway N. 38 2/3 W. 85 feet to an iron pin; thence still with said Highway N. 40-0 W. 50 feet to an iron pin on said Beer Highway; thence S. 34 1/2 W. 204 feet 9 inches to an iron pin on the East side of the right-of-way of the Greenville & Northern Railway; thence with the right-of-way of said Railway, S. 37 E. 25 feet to an iron pin at the Northwest corner of Lot heretofore conveyed by Mortgagors to J. S. Garrett; thence with said Garrett line N. 42 1/2 E. 88 feet to an iron pin; thence S. 38-0 E. 57 feet 7 inches to an iron pin; thence N. 55 1/2 E. 116 1/2 feet to an iron pin on the West side of Beer Highway, the beginning corner.

This property was conveyed to the Mortgagors by deed of J. S. Garrett dated September 26th, 1938, and recorded in Deeds Volume 197 at page 357, and by deed of Fannie E. Goodlett dated September 10th, 1938, recorded in Deeds Volume 205, page 361 (except the rear portion of this lot was subsequently conveyed by the Mortgagors to J. S. Garrett by deed recorded in Volume 197 at page 358); and by deed of Claude B. Goodlett dated September 19th, 1939 and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 216, at page 190.