

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. D. Bridges

am well and truly indebted to The Pilot Fire Insurance Company in the full and just sum of Twenty thousand no/100 (\$20,000.00) Dollars, in and by my certain promissory note, in writing, of even date herewith, due and payable on the day of _____, 1921, or 3 years after date

at the rate of Six (6%) per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fees, if said note be collected by an attorney or through legal proceedings of any kind, reference being hereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof according to the terms of the said note, and also in consideration of the further sum of Three Dollars to me in hand well and truly paid at and before the sealing and delivery 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

All that certain parcel or land situated in Ward One of the City of Greenville, in the County and State aforesaid, and at the southeast corner of Coffee and Academy Streets: Consisting of lots numbered One, two, three and a nine inch strip off of the west side of lot numbered four, as they appear on plat of same made by C. H. Furman, Civil Engineer, February 23, 1920, and recorded simultaneously with this deed and more particularly described with reference to said plat, as follows: Beginning at a point on the south side of Coffee Street, which point is nine inches east of the western line of the lot numbered four on said plat and is on the inside line of the side-walk, and running thence with the inside line of the side-walk on Coffee Street in a westerly direction 60 feet to the intersection of the inside line of the side-walk on the east side of Academy Street; thence with the inside of side-walk on the east side of Academy Street, S. 24-38 W. 100.5 feet to a ten foot Alley; thence with said alley in an easterly direction 66.91 feet to a point in said alley, which point is nine inches east of the western line of lot numbered four on said plat; thence in a northerly direction parallel with the western line of the lot numbered four on said plat, and at all times nine inches to the east thereof, one hundred (100) feet to the point of beginning, together with all the right, title and interest of the grantor and the owner of the above described premises, in and to the side-walk and streets on which said premises abutt. Being the same lot of land conveyed to me by C. O. Hobbs, by deed dated June 10, 1922, recorded in R.M.C. Office for Greenville County in Vol. 89, page 57.

And it is understood and agreed that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure his life in some reputable insurance company, doing business in the State of South Carolina, in a sum not less than \$20,000.00, and shall keep the said policy of insurance in force during the period for which said note and mortgage shall run, which said policy of insurance shall be assigned to the company herein, as collateral security for the debt hereby secured, and in the event of the death of the said assured during the period for which said note and mortgage may run, it shall be the duty of the company herein named, at the request of the holder of said note and mortgage, or of the Guarantor herein named, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance, and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of said note and mortgage, or by the Guarantor, for taxes, insurance, or to remove prior liens or insurances and to the discharge of the debt hereby created, including any expense incurred in discharging said debt, rendering the over-plus, if any, to the legal representative of the mortgagor or to the beneficiary or beneficiaries under said policy or policies, as the case may be; But if the mortgagor shall fail to pay the premiums of the said policy or policies of insurance as the same shall become due and payable, then upon the application of the Guarantor, it shall be the duty of the Company hereinbefore named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.