

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS:

That Professional Building Company, Inc. of Greenville County, in the State aforesaid,

SEND GREETING: WHEREAS, the said Professional Building Company, Inc.

indebted in and by a certain instrument in writing called Note, and hereinafter so referred to, bearing even date herewith, for the principal sum of Twenty-two thousand (\$22,000.00) DOLLARS, payable to the order of THE PENN MUTUAL LIFE INSURANCE COMPANY, a corporation duly chartered under the laws of the State of Pennsylvania, at its Home Office in the City of Philadelphia, State of Pennsylvania, in gold coin money of the United States of America, of the present standard of weight and purity.

in any coin or currency, which, at the time of payment is lawful, legal tender money of the United States of America, for public and private debts, as follows: 500.00 Semi-Annually, commencing January 5, 1938, for a period of 9 1/2 years with balance of \$12,500.00 on July 5, 1947.

and bearing interest from date until maturity at the rate of 4 3/4 per cent per annum, said interest being payable semi-annually on the fifth day of January and July in each and every year until maturity of said Note, and if not so paid to bear interest at the same rate as the principal debt; said principal sum to bear interest after maturity at the rate of 6 per cent per annum, payable semi-annually, and that the maker will pay ten per cent of the amount then due, in addition to the principal and interest, as attorney's fees, if placed in the hands of an attorney for collection, after conditions broken:

NOWKNOW ALL MEN, That the said Professional Building Company, Inc. of the County and State aforesaid, in consideration of the said debt and Note aforesaid, and for the better securing the payment of the principal obligation, and interest thereon, herein described, and all renewal principal or interest obligations that may hereafter be given to evidence said principal or the interest upon the same during the said time of extension, in the event of any extension of time for the payment of said principal debt, and the performance of the covenants herein contained to the said The Penn Mutual Life Insurance Company, according to the condition of said Note, and also in consideration of the sum of One Dollar to it, the said Professional Building Company, Inc.

in hand well and truly paid by said The Penn Mutual Life Insurance Company, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said The Penn Mutual Life Insurance Company, its Successors or Assigns:

All that certain piece, parcel or lot of land situate, being in Ward two of the City of Greenville, State aforesaid, on the North East corner of North and Brown Streets, and having the following metes and bounds, Beginning at an iron pin corner of North Street and Brown Street and running thence with North Street S. 69-15 E. 51 ft; thence in a line parallel with Brown Street N. 21 E. 90 ft. to an alley; thence with said Alley in a line parallel with North Street N. 69-15 W. 51 ft. to an iron pin on Brown Street; thence with Brown Street S. 21 W. 90 ft. to the beginning corner.

Fire Loss clause.

It is expressly agreed that in the event of loss under any of the policies of insurance herein referred to, the proceeds of such policy shall be paid by the insurer to the mortgagee, its successors, or assigns, and the mortgagee, its successors or assigns, at its sole and absolute discretion, in full, or a part thereof, as a payment on account of the indebtedness secured thereby, whether or not the same is payable, or shall apply the same, or a part thereof, toward the alteration, reconstruction, repair or restoration of the mortgaged premises, either to the portion thereof which said loss was sustained or any other por-

The Modification Agreement to this mortgage see R. E. M. Prob 309, Page 247
The Extension Agreement see R. E. M. Prob 306, Page 207.

The Penn Mutual Life Insurance Company, Vice President, Maag, Asst. Secretary, F. P. W. D.

