

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE. *fd*

KNOW ALL MEN BY THESE PRESENTS:

That *Margaret Cooper, Hammond* of *Greenville* County, in the State aforesaid,

SEND GREETING:

WHEREAS, *I* the said *Margaret Cooper, Hammond*

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 *Three thousand (\$3000.00)* 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 good and lawful money of the United States of America of the present standard of weight and fineness as follows:*

in any coin or currency which at the time of payment is lawful legal tender money of the United States of America for public or private debts, as follows: \$100.00 semi-annually, commencing August 17, 1938, for a period of 1 1/2 years balance of \$1000.00 on February 17, 1945.

and bearing interest from date until maturity at the rate of *eight* per cent. per annum, said interest being payable *semi-annually* on the *17th* day of *August* in each and every year until the 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 *eight* 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:

NOW KNOW ALL MEN, That *I* the said *Margaret Cooper, Hammond* 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 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 in 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 *me* the said *Margaret Cooper, Hammond*

in hand well and truly paid by the 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, lying and being in the state and county aforesaid, just beyond the corporate limits of the City of Greenville, on the south side of West Prentiss Avenue, and being known and designated as Lot #12 Block A of the *R. E. Mills* property, as shown on plat of *R. E. Dalton, Engineer* dated April, 1924, and recorded in said office in Vol. *I* page 171 and being more particularly described as follows: Beginning at an iron pin at an iron pin on the S. E. corner of West Prentiss Avenue, and an unnamed street and running thence with West Prentiss Avenue N. 45-27 E. 62 ft. to an iron pin joint corner of lots nos. 11 and 12; thence along the joint line of said lots S. 44-33 E. 180 ft. to an iron pin; thence S. 45-27 N. 62 ft. to an iron pin on the East side of said unnamed street, thence along said street N. 44-33 N. 180 ft. to the point of beginning, and being the same property conveyed to the mortgagee herein by Jane H. Hammond by deed dated February 11, 1938, and recorded in office of R. M. C. for Greenville County in Vol. 197 Page 322.

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, may apply the same, or a part thereof, as a payment on account of the indebtedness secured hereby, whether or not due and 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 by which said loss was sustained or any other portion thereof.

