

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS:

That I, Cora B Keith of Greenville, County, in the State aforesaid

SEND GREETING: I the said Cora B Keith

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 Ten Thousand (\$10,000.00) 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 fineness, as follows:

4. And it is further covenanted that if the said Cora B Keith, her heirs, executors, administrators or assigns shall fail to make any payments of principal or interest as they shall become due or shall default in the performance of any of the terms, provisions, covenants or agreements contained in the said mortgage or any of the premises herein described, or should any action be commenced to foreclose said mortgage, then, at the option of the mortgagee, or its successors or assigns, the whole principal and all sums secured by this mortgage, including principal, interest, attorney's fee and advances, shall become immediately due and payable and this mortgage shall thereupon be foreclosed for the full amount due thereon, and the failure to exercise said option shall in no event operate as a waiver thereof, nor preclude the mortgage, its successors or assigns, from exercising the rights therein.

and bearing interest from date until maturity at the rate of eight per cent per annum, said interest being payable quarterly on the first days of January, April, July and October 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 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 Cora B Keith

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 me, the said Cora B Keith

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

All that certain lot or parcel of land situated, lying and being on the east side of N. Main Street in the block between N. North and College Streets in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat made by R. S. Dutton, C. E., May 1924, the following metes and bounds, to-wit:

Beginning at a point on the west side of N. Main Street which point is the N. E. corner of a 22 inch brick wall and is 120 ft. S. of the S. W. corner of N. Main and College Streets and running thence with the northern edge of the said brick wall N. 69.28 W. 130 ft. to a point on 10 ft. alley, thence along the Eastern side of said 10 ft. alley S. 20.21. 46.5 ft. to a point on said alley, which point is the S. W. corner of a 22 inch brick wall, thence with the S. side of said brick wall S. 69.28 E. 130 ft. to a point on the W. side of North Main Street, which point is the S. E. corner of said brick wall, is 201.5 ft. N. of the N. W. corner of North Main and College Streets, thence with the Western side of N. Main Street N. 20.21. 46.5 ft. to the point of beginning.

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 then 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 by any other portion thereof.

