

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS:

That *Wade F. Colery* of *Greenville* County in the State aforesaid,

SEND GREETING:

WHEREAS, *I* the said *Wade F. Colery*

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 *Sixty-five hundred and 00/100 Dollars* (\$6500.00) 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 full compliance of the United States of America, of the present standard of weight and fineness as follows:

*in lawful legal tender money of the United States in 240 monthly instalments of principal and interest as follows: \$42.90 on the 1st day of October 1937 and on the 1st day of each and every month thereafter to and including September 1, 1939, interest thereon at the rate of 5% per annum from August 16, 1937 to September 1, 1939, shall be paid and September 1, 1939. All instalments not paid when due shall bear interest thereafter at the rate of 7% until paid.*

and bearing interest from date until maturity at the rate of *5%* per cent. per annum, said interest being payable *monthly* on the first day of *each and every month* 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 *monthly*, 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 *Wade F. Colery*

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 of 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

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, I have 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 those certain pieces, parcels or lots of land situate, lying and being in Greenville Township, City of Greenville, State and County aforesaid on the north side of Pine Forest Drive and being known and designated as Units 39 and 40 of block B on Plat of Forest Hills as revised August, 1937, recorded in Office of R. M. C. for Greenville County in Plat Book D, page 206, and being more particularly described as follows: Beginning at an iron pin on the N. side of Pine Forest Drive joint corner of Units 38 and 39 and running thence N. 8-40 St. 17-2' across Unit 38 and the rear portion of Unit 37, as shown on the original plat, to an iron pin in the rear line of Unit 8, which pin is 8' St. at the rear joint corner of Units 37 and 38 and running thence N 81-55 E. 35-5' along rear line of Unit 37 and 38 on the original plat to an iron pin, joint rear corner of Units 38 and 39 and running thence along the rear line of Unit 39 N. 60-08 E. 12-55' to an iron pin in rear line of Unit 39 10' St. of the joint rear corner of Units 39 and 40 and running thence across Units 39 and 40 S. 20-12 E. 12-2' to an iron pin in the N. side of Pine Forest Drive joint front corner of Units 40 and 41; thence along Pine Forest Drive S. 58-30 St. 90' to the point of beginning. And being the same premises conveyed to Wade F. Colery by R. M. Caine and Calvin F. League by deed dated August 17th, 1937, and recorded in office of R. M. C. for Greenville County in Vol. 213 page 198.*

*Five 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, 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, repairs or restoration of the mortgaged premises, either to the portion thereof by which said loss was sustained or any other portion thereof.*