

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W.A. Chandler SEND GREETING:

WHEREAS, I, W.A. Chandler  
in and by my certain promissory note in writing, of  
even date with these presents, am well and truly indebted to  
Southern Life & Trust Company

in the full and just sum of Ten Thousand and no/100  
Dollars, to be paid March 1st, 1926.

with interest thereon, from March 1st, 1923, until paid at the rate of six per cent. per annum to be  
computed and paid semi-annually

until paid in full, all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or  
interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who  
may sue thereon and foreclose this mortgage, said note further, providing for an attorney's fee of  
ten per cent besides all costs and expenses of collection, to be added to  
the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part  
thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference  
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, W.A. Chandler  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Southern Life & Trust Company  
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

W.A. Chandler  
in hand well and truly paid by the said

Southern Life & Trust Co.  
at and before the signing 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 Southern Life & Trust Company, their successors and assigns, All  
that certain piece, parcel or tract of land in the State and County aforesaid, situate on the  
West side of River Street, Ward 5: Beginning at a point on the property line of said Street  
and thence N. 61.12 W. 70 feet and 4 inches; thence S. 27.35 W. 46 feet 4 inches to line  
of W.P. Childers; thence along the line of that lot S. 61.0 E. 70 feet 4 1/2 inches to iron pin  
on River Street; thence along said street N. 27.35 E. 46 feet 7 inches to the beginning -  
less, however, a right of way or easement recently conveyed by me to W.P. Childers over the  
rear end of the above property particularly described in deed by me to him, recorded in Vol.  
69, page 169.

It is agreed and understood 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 North Carolina, in a sum not less than ten thousand dollars, and  
shall keep the said policy of insurance in force during the period for which said 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 mortgage mat run, it shall be the duty of the Company  
herein named, at the request of the holder of the said mortgage or of the guarantor herein  
named, to declare all of said indebtedness due and payable immediately, to collect the amount  
due upon said policy of insurance and apply the proceeds to the payment to any of said  
indebtedness then remaining unpaid, together with all interest, for sum paid by the holder of  
said mortgage, or by the guarantor, for taxes, insurance or to remove prior liens or incumbrances  
including any expense incurred in discharging said debt, rendering the overplus, if any,  
to the legal representatives of the mortgage or to the beneficiary in said policy, as the  
case may be; but, if the mortgagor shall fail to pay the premiums on the said policy of  
insurance as the shall 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  
indebtedness immediately due and payable and to advertise and convey the said property and  
distribute the proceeds as hereinbefore set out.

*Handwritten notes and signatures:*  
- "May 1924 Company" (crossed out)  
- "Life Insurance Pres." (crossed out)  
- "John A. McAlister, Sec." (crossed out)  
- "By Arthur W. Matt" (crossed out)  
- "James P. Bates" (crossed out)  
- "Witness" (written vertically)  
- "Schmidt" (written vertically)