MORTGAGE OF REAL ESTATE. Form 2

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 19618

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. C. Jones, the said C. C. Jones, SEND GREETING:

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Pilot Life Insurance Company of Greensboro, N.C. in the full and just sum of Twenty thousand ($20,000.00) Dollars, to be paid as follows:- One thousand ($1,000.00) Dollars five (5) years after date; One thousand ($1,000.00) Dollars six (6) years after date; One thousand ($1,000.00) Dollars seven (7) years after date; One thousand ($1,000.00) Dollars eight (8) years after date; One Thousand ($1,000.00) Dollars nine (9) years after date; and Fifteen Thousand ($15,000.00) Dollars ten (10) years after date, with interest thereon from date 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney, for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, C. C. Jones, the said

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Pilot Life Insurance Company according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said C. C. Jones in hand well and truly paid by the said Pilot Life Insurance Company 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 Pilot Life Insurance Company:- All that certain lot or parcel of land, situate, lying and being in the First Ward of the City of Greenville, County and State aforesaid, at the Northeast corner of Laurens and Buncombe Streets, and described as follows:- Beginning at a point on the East side of Laurens Street, which point is in a wall, and is also the corner of the lot of estate of J.F. Hodges, deceased, and running thence along the Eastern side of Laurens Street in a southerly direction 29.7 feet, more or less, to the northeast corner of Laurens and Buncombe Streets; thence along the Northeastern side of Buncombe or Coffee Street in a Southeasterly direction 66.5 feet, more or less, to a point in a wall, corner of property of W.W. Burgiss; thence with line of property of W.W. Burgiss in a Northerly direction 170 feet, more or less, to corner of Burgiss property, property of Estate of J.F. Hodges, deceased and C.C. Jones; thence in a Westerly direction with the line of the property of Estate of J.F. Hodges, deceased 53.75 feet, more or less, to the point of beginning, and being the property conveyed to my father, C.C. Jones, by Eliza M. Parkins, by deed recorded in R.M.C. Office for Greenville County in Vol. JJJ, page 768, less, however, that portion conveyed to W.W. Burgiss by my father, and being the lot inherited by me under the will of my father C.C. Jones.

And it is understood and agreed 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 South Carolina, in a sum not less than Twenty thousand ($20,000.00) Dollars, and shall keep the said policy of insurance in force during the period for which said notes and 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 notes and mortgage may run, it shall be the duty of the Company herein named at the request of the holder of said notes and mortgage, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance, and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of the said notes and mortgage, for taxes, insurance, or to remove prior liens or encumbrances and to the discharge of the debt hereby created, including any expenses incurred in discharging said debt, rendering the over-plus, if any, to the legal representatives of the mortgagors, or to the beneficiary, or beneficiaries under said policy or policies, as the case may be; but, if the mortgagor shall fail to pay the premiums of the said policy, or policies of insurance, as the same 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 said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.

Sworn to with 3th day of July 1932. Lillian P. Carter Notary My commission expires April 25, 1932.

NOTARIAL SEAL

#9165. Satisfied and Cancelled of Record 17th day of July 1932. R. A. Gleaves R.M.C. for Greenville County at 3:53 P.M.