

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Amanda C. Austin, Cornelia C. Cobb and Nellie C. Brown SEND GREETING:

WHEREAS, We the said Amanda C. Austin, Cornelia C. Cobb and Nellie C. Brown
in and by our certain promissory note in writing, of
even date with these presents, are well and truly indebted to

The Southern Life and Trust Company

in the full and just sum of Sixteen thousand (\$16,000.00)
Dollars, to be paid three years after date, with the privilege of anticipating the whole or any
part of said amount at any time.

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; 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 We the said Amanda C. Austin, Cornelia C. Cobb and Nellie C. Brown

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Southern life and Trust Co.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said Amanda C. Austin, Cornelia C. Cobb and Nellie C. Brown

in hand well and truly paid by the said Southern Life and 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 and Trust Company: All that piece, parcel or lot
of land situate in the City of Greenville, on the East side of Augusta Street, and having the
following metes and bounds, to-wit: Beginning at the corner of Augusta and University Streets
and running thence with University Street 161 feet to an iron pin; thence N. 38 East 83 feet
to an iron pin; thence N. 47-3/4 W. 162 feet to an iron pin on Augusta Street; thence with
Augusta Street S. 36-1/2 W. 91 feet to the beginning corner, being known as lot No. 8 in the
subdivision of the real estate of Mills & McBrayer, and being the same lot of land conveyed
to Amanda C. Austin by E. Inman, Master by deed dated Feb. 10, 1922 and recorded in the R.M.C.
Office for Greenville County in Vol. 59, page 254, an undivided one-third interest each
having been conveyed to Cornelia C. Cobb and Nellie C. Brown by the said Amanda C. Austin by
deed dated Mar. 1, 1922 and recorded in R.M.C. Office in Vol. 62, page 489.
It is understood and agreed that this mortgage is executed and accepted upon the following

conditions:
That the mortgagors, or one of them, shall insure her life in some reputable insurance Company
doing business in the State of South Carolina, in a sum not less than Fifteen Thousand
(\$15,000.00) Dollars and shall keep the said policy of insurance in force during the period
for which said note 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 note and mortgage may run,
it shall be the duty of the Company herein named, at the request of the holder of said note
and mortgage, or of the Guarantor herein named, 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 note and mortgage, or by the
Guarantor, for taxes, insurance, or to remove prior liens or incumbrances and to the discharge
of the debt hereby created, including any expense incurred in discharging said debt rendering
the over-plus, if any, to the legal representative of the mortgagors, or to the beneficiary
or beneficiaries under said policy or policies as the case may be; but, if the mortgagors
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 herein-
before set out.

State of Georgia,
County of Elbert.

Personally appeared before me C.C. Brown who being duly sworn, says that he saw the within
named Cornelia C. Cobb sign, seal and as her act and deed deliver the within written deed, and
that he with A.F. Westmoreland witnessed the execution thereof.

Sworn to before me this the 12th,
day of Jan. 1924.

Raymond Gaines (L.S.)
Notary Public, State of Ga. Elbert County.
My Commission expires Jan, 1926.

C.C. Brown

