

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, John W. Lipscomb

SEND GREETING:

WHEREAS, SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, has issued to John W. Lipscomb

its certain policy of insurance, bearing register date the 26th day of February 1925, and numbered 24511, agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of; Four thousand (\$4,000.00) DOLLARS, all in accordance with the terms and conditions of said policy this day duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note which this mortgage secures; and

Whereas, I, John W. Lipscomb

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Four thousand (\$4,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of seven (7%) per centum per annum, payable quarterly, both principal and interest being payable on an amortization plan as follows: In thirty-nine (39) quarterly installments of

One hundred forty (\$140.00) Dollars, each and a final installment of One hundred thirty-three & 52/100 (\$133.52) Dollars,

The first installment being payable on the 1st day of October 1928; The second installment being payable on the 1st day of January 1929; The third installment being payable on the 1st day of April 1929; The fourth installment being payable on the 1st day of July 1929;

and the successive installments on the same dates in each succeeding year thereafter, until the entire principal sum with all interest thereon is paid in full; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid, at the rate of eight (8%) per centum, per annum.

And if any portion of principal or interest be at any time past due and unpaid, or in case of the default in the payment of the premium on said policy of insurance, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 in either of said cases, the mortgagor promises to pay all costs and expenses, including ten (10%) per cent. of the indebtedness as attorneys' 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, John W. Lipscomb

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN 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 John W. Lipscomb in hand well and truly paid by the said SOUTHEASTERN 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 SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of Bennett Street, and having the following metes and bounds, to-wit: Beginning on the East side of Bennett Street at Dr. Branyon's corner, where the North line of Swiss Avenue intersects the East line of Bennett Street; thence S. 66 E. 150.5 feet to an iron pin; thence N. 19-50 E. 85.8 feet to a drill hole in rock; thence N. 70-30 W. 150 feet to Bennett Street; thence with Bennett Street S. 19-30 W. 74 feet to the beginning corner; being the same lot of land conveyed to me by H.K. Townes, as Trustee, by deed dated November 24, 1924, and recorded in the R.M.C. Office for Greenville County, in Volume 86, page 102. Interest at 7% from July 1, 1928, is payable semi-annually and the amortization plan does not begin until July 1, 1928.