

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, the said John W. Lipscomb

in and by my certain promissory note in writing, of even date with these presents, am 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 (30) quarterly installments of One Hundred Forty (\$140.00)

each and a final installment of One Hundred Thirty Three & 52/100 (\$133.52)

The first installment being payable on the	20th	day of	August,	1930	192
The second installment being payable on the	20th	day of	November	1930	192
The third installment being payable on the	20th	day of	February	1931	192
The fourth installment being payable on the	20th	day of	May	1931	192

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 any 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, the said 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 piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, and having the following metes and bounds, to-wit:-

Beginning on the East side of Pennett 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. 19-30 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 the mortgagor by H. K. Townes, Trustee for Greenville County, by deed dated November 24th, 1924, and recorded in the R. M. C. Office for Greenville County, in Volume 86, at page 102.