

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, Leonard M. Todd

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

its certain policy of insurance, bearing register date the 19th day of March, 1937, and numbered 3371, 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

(\$ 3750.00) 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, Leonard M. Todd,

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

(\$ 3750.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of seven percentum per annum, payable quarterly, both principal and interest being payable on an amortization plan as follows:

In ONE HUNDRED SEVEN AND 25/100 (\$107.25) quarterly installments of ONE HUNDRED SIX AND 73/100 (\$106.73) each and a final installment of

The first installment being payable on the 8th day of July, 1936, 192
The second installment being payable on the 8th day of October, 1936, 192
The third installment being payable on the 8th day of January, 1937, 192
The fourth installment being payable on the 8th day of April, 1937, 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 seven percentum 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 thereon 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%) percent 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, Leonard M. Todd,

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, Leonard M. Todd,

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 with the buildings and improvements thereon, situate, lying and being in the City of Greenville, Greenville Township, South Carolina, on the west side of Afton Avenue, known as lot No. 47 on plat of subdivision known as Alta Vista, and having, according to plat thereof made by R. E. Dalton, Engineer which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 20, the following metes and bounds:-

Beginning at an iron pin on the west side of Afton Avenue, at the joint corner of lots 47 and 48; and running thence with the joint line of said lots N. 58-40 W. 160 feet to an iron pin in line of lot No. 41; thence N. 4-15 E. 60 feet to an iron pin, corner of Lot No. 45; thence S. 54-40 E. 160 feet to an iron pin, on the west side of Afton Avenue; thence with the west side of said Avenue, S. 4-15 W. 60 feet to the beginning corner, being the same property conveyed to the mortgagor by deed of S. L. Riggins, recorded in the R. M. C. office for Greenville County, S. C. in Deeds Volume 184, at page 92.