

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, Clara D. Ellis

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

SEND GREETING:

its certain policy of insurance, bearing register date the ... day of ... 192... and numbered ... according 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 surrendered properly released, the sum of;

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 and the said Clara D. Ellis

in and by my certain promissory note in writing, of even date with these presents, 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 Five Thousand

(\$5,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of seven (7%) five and one half (5 1/2) 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 Sixty Three and 35/100 (\$163.35) each and a final installment of One Hundred Sixty Four and 1/100 (\$164.01) Dollars,

The first installment being payable on the 1st day of November 1936  
The second installment being payable on the 1st day of February 1937  
The third installment being payable on the 1st day of May 1937  
The fourth installment being payable on the 1st day of August 1937

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, the said Clara D. Ellis

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 Clara D. Ellis

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 situate thereon, lying and being on the north side of West Earle Street, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as the east portion of lot No. 26 of section C and the west portion of lot no. 28 of section C, of plat by Stone Land Company, recorded in the R.M.C. Office for Greenville County in Plat Book A, at pages 337-345, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the north side of West Earle Street, said pin being 78 feet, 9 inches east by the North-east corner of the intersection of Robinson and Earle Streets, and running thence with the North side of Earle Street, S. 83-13 E. 160 feet to an iron pin; thence parallel with Robinson Street, N. 1-41 E. 200 feet to an iron pin on the south side of a 16-foot Alley in rear line of lot No. 28; thence with the South side of said Alley N. 83-13 W. 60 feet to an iron pin in the rear line of lot No 26; thence S. 1-41 W. 200 feet to an iron pin on the north side of West Earle Street, the point of beginning.

This is the identical property that was conveyed to the mortgagor herein by deeds of Alice M. Tuten and W. P. Ellis, dated August 17, 1931, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 161, at page 265, and Deeds Volume 163, at page 277.

Privilege is given to the borrower to pay the whole or any part of principal on any interest date after two years from the date hereof.