

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, *J. Charles Garner*,

WHERAS, ~~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 *29th* day of *September* 192*7*, and numbered *144*, 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 *Six Thousand and no/100* 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 *J. Charles Garner*

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 *Six Thousand and no/100* DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of *Six (6%)* 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 *Two Hundred and thirty six and 32/100* Dollars, each and a final installment of *One Hundred thirty six and 32/100* Dollars,

The first installment being payable on the *29th* day of *September* 192*7*,
The second installment being payable on the *29th* day of *December* 192*7*,
The third installment being payable on the *29th* day of *March* 192*8*,
The fourth installment being payable on the *29th* day of *June* 192*8*

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 *ten (10%)* per centum, per annum.

And if any portion of principal or interest be at any time past due and unpaid, or in default in the payment of any installment or installments, 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 by collection, or 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, Charles Garner*, the said

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 *J. Charles Garner* 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 ~~the~~ certain piece, parcel or lot of land, with the buildings and improvements thereon, situate lying and being in the City of Greenville, County of Greenville, State of South Carolina, in the block bounded by Main, Broad and Jackson Streets and Reedy River and having the following boundaries: Beginning at a point (837/100) eighty-three hundredths of one foot S. 19-44 N. from the corner of the Markley Blacksmith Shop at the southwest corner of two alleys, and running thence with one of said alleys, the new line thereof as laid down on the plat hereinafter referred to N. 69-30 N. (46-337/100) forty-six and thirty-three hundredth feet to point in west wall of Blacksmith Shop where the alley widens from 15 to 20 feet; thence S. 19-44 N. with the west wall of said Blacksmith Shop (99 787/100) ninety-nine and seventy-eight hundredths feet to south wall of said building on a court; thence with line of said south wall S. 69-30 E. (46 337/100) forty-six thirty-three hundredths feet to the corner of said building on the cross alley; thence with the said alley N. 19-44 E. (99 737/100) ninety-nine and seventh three hundredths feet to the beginning corner.

Being the lot covered by the Blacksmith Shop formerly owned by Markley Hardware and Manufacturing Company and afterwards sold to Markley Realty Company, except strip (837/100) eighty-three hundredths of one foot in width is to be cut from the northern portion of lot occupied by said shop in order to make the alley a uniform width of 15 feet and being shown as Lot no. 11 on plat of Markley Realty Company made by J. C. Sirrine March 26, 1914, and marked N. B. 261.

Being the identical property conveyed to the