

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, W.A. Carpenter

SEND GREETING:

WHEREAS, I, W.A. Carpenter, the said W.A. Carpenter
in and by my certain promissory note is in writing, of
even date with these presents, am well and truly indebted to

Greensboro Fire Insurance Company

in the full and just sum of Sixty-five hundred (\$6500.00)

Dollars, to be paid as follows: Three hundred and twenty-five (\$325.00) Dollars one year after date; \$325.00 two years after date; \$325.00 three years after date; \$325.00 four years after date; and Fifty-two hundred (\$5200.00) Dollars five years after date.

with interest thereon, from date Oct. 8-3-28 at the rate of 6 per cent. per annum, to be computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of

ten per cent besides all costs and expenses of collection, to be added to the amount due on said note to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note reference being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, W.A. Carpenter
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Greensboro Fire Ins. Company

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said

W.A. Carpenter

in hand well and truly paid by the said

Greensboro Fire Ins. 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 Greensboro Fire Ins. Company: All that certain lot or parcel of land situate, lying and being in Greenville Township, County and State aforesaid, on the Southeast corner of Woodvale Avenue and Byrd Boulevard in Traxler Park and being known and designated as lot No. 227 of the Traxler Park subdivision according to plat recorded in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the northeast corner of Woodvale Avenue and Byrd Boulevard and running thence with Byrd Boulevard, S. 60-28 E. 80 feet to stone, corner of lot No. 228; thence with line of that lot, N. 29-32 E. 197 feet to stake in line of lot No. 235; thence with line of that lot N. 57-40 W. 41 feet to stake on Woodvale Avenue; thence along said Avenue 207.5 feet to the point of beginning. Being the same lot of land conveyed to me by J. Archie Willis by deed dated June 10th, 1924, recorded in R.M.C. Office for Greenville County in Vol. 92, page 436.

It is understood and agreed that this mortgage is executed and accepted upon the following conditions:

That the mortgagor shall insure his life or the lives of such others in which he may have an insurable interest, in some reputable insurance company doing business in the state of South Carolina, in a sum aggregating not less than \$6500.00 and shall keep the said policy or policies of insurance in force during the period for which said note and mortgage shall run, which said policy or policies of insurance shall be assigned to the company herein as collateral security for the debt hereby secured and in the event of the death of the said assured during the period for which said note and mortgage may run, it shall be the duty of the company herein named, at the request of the holder of said note and mortgage, or of the guarantor herein named, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance, and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of said note and mortgage, or by the guarantor, for taxes, insurance, or to remove prior liens or incumbrances and to the discharge of the debt hereby created, including any expense incurred in discharging said debt, rendering the over-plus, if any, to the legal representative of the mortgagor, or to the beneficiary or beneficiaries under said policy or policies as the case may be; but, if the mortgagor shall fail to pay the premiums of the said policy or policies of insurance, as the same shall become due and payable, then, upon the application of the guarantor, it shall be the duty of the company hereinabove named to declare all of the said indebtedness immediately due and payable, and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.

Ans. J. McMahon Ins. Comm.
7th October 24
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