MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 29615

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mary W. Leatherwood SEND GREETING:

WHEREAS, I, the said Mary W. Leatherwood in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Pilot Life Insurance Company in the full and just sum of Fifty-five hundred ($5500.00) Dollars, to be paid as follows: $500.00 one year after date; $1000.00 two years after date; $1000.00 three years after date; $1000.00 four years after date; $1000.00 five years after date; and $1000.00 six years after date

with interest thereon, from date 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 to be placed in the hands of an attorney for collection, or of 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 is and by the said note reference being thereunto had, as will more fully appear.

NOW KNOW ALL MEN, That I, the said Mary W. Leatherwood in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Pilot Life Insurance Company according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said Mary W. Leatherwood in hand well and truly paid by the said Pilot 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 Pilot Life Insurance Company; All that certain lot or parcel of land, situate, lying and being in Greenville Township, County and State aforesaid, near the City of Greenville, known and designated as lot No. 57 of the subdivision known as Augusta Circle, as shown on a plat of record in the R.M.C. Office for Greenville County, South Carolina in Plat Book "F", page 23, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin, the southeast corner of West Augusta Drive and Tomasee Avenue, and running thence with said West Augusta Drive S. 70-23 E. 86.3 feet to iron pin, thence S. 21-35 W. 163.9 feet to iron pin in line of lot No. 56; thence with line of said lot No. 56 N. 71-35 W. 86.36 feet to iron pin on Tomasee Avenue; thence with said Tomasee Avenue N. 21-35 E. 165.6 feet to the point of beginning. Being the same lot of land conveyed to me by D.B. Leatherwood by deed dated October 11, 1924, recorded in the R.M.C. Office for Greenville County in Vol. 116, page 90. And it is understood and agreed that this mortgage is executed and accepted upon the following conditions:

That the mortgagor shall insure her life or her husband insure his life for her benefit in some reputable insurance company, doing business in the State of South Carolina, in a sum not less than Fifty-five hundred ($5500.00) Dollars and shall keep the said policy of insurance in force during the period for which said note and mortgage shall run, which said policy 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 the said note and mortgage, or by the Guarantor for taxes, insurance, or to remove prior liens, or encumbrances 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 mortgagors or to the beneficiary or beneficiaries under said policy or policies as the case may be; but, if the mortgagors shall fail to pay the premiums of 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, hereinbefore 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 heretofore set out.

State of North Carolina
County of Guilford.

Personally appeared before me Hettie Mae Brothers, who being duly sworn, says that she saw the above named Pilot Life Insurance Company by Chas. W. Gold its President, and H. B. Gunter its Secretary sign seal and as its act & deed deliver the foregoing satisfaction for the uses and purposes therein expressed, and that she with J. C. Crawford witnessed the execution thereof.

Hettie Mae Brothers.

Sworn to before me this 15th day April 1931

J. C. Crawford.
Notary Public.