

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

Franklin Real Estate & Investment Co.

SEND GREETING:

WHEREAS, it the said Franklin Real Estate and Investment Co. its certain promissory note in writing, of even date with these presents, is 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 Twenty Thousand (\$20,000.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

One year after date. Pursuant to more than thirty days notice, a meeting of the stockholders of Franklin Real Estate & Investment Company was held on Friday March 23rd, 1928 at which meeting by a unanimous vote, the President and secretary and said officers were authorized, empowered and directed to execute a note and mortgage in the sum of \$20,000.00 upon the terms and conditions herein after set forth over the property hereinafter described.

with interest thereon from [blank] at the rate of seven (7%) per cent. per annum, to be computed and paid [blank] annually, on the 23rd day of [blank] in each year 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 due by said note to be 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 and in either of said cases the mortgagor promises to pay all costs and expenses including [blank] 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 it the said Franklin Real Estate & Investment Co. 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 [blank] the said Franklin Real Estate & Investment Co. 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 lot of land situate on

East side of Broadway in the 2nd ward of the city of Greenville, County of Greenville, State of S. C. more particularly described as follows: Beginning at an iron pin on the east side of Broadway Avenue, Allen's corner and running thence with Allen's line in an easterly direction 200 feet, or more to corner of lot conveyed by W. P. Anderson to Alice Burton, which corner is 110 feet from Manly Street; thence in a northerly direction parallel with and 110 feet distant from Manly Street along the rear line of lot conveyed by W. P. Anderson to Alice Burton and to Eugene Burke respectively, 115 feet to Jones line; thence with line of lot formerly of Virginia D. Jones in a westerly direction 200 feet or more, to an iron pin on Broadway Avenue, corner of lot now of James H. Morgan, Jr.; thence with the east side of Broadway Avenue in a southerly direction 115 feet to the beginning corner being the same lot of land conveyed by B. C. Keen to Franklin Real Estate & Investment Company by deed dated March 19th, 1924 and recorded in the R. M. C. Office for Greenville County in Vol. 91, page 239.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed to by its duly authorized officers, on this the 23rd day of March, in the year of our Lord one thousand nine hundred and twenty-eight, and in the one hundred and fifty-second year of the Independence of the United States of America.

This Mortgage Assigned to Southeastern Life Inc. Co. on 18 day of Feb. 1931. Assignment recorded in Vol. 222 of R. E. Mortgages on Page 214.

This Mortgage Assigned to Sam B. King, Ins. Comm. on 27th day of April 1928. Assignment recorded in Vol. 154 of R. E. Mortgages on Page 162.