

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY COME:

J. H. Brockman

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WHEREAS, I, the said J. H. Brockman, in and by my certain promissory note, even date with these presents, we and truly intended to

SEND GREETING:
January 14 1933
E. J. Sumner, Jr.
Witness

in the full and just sum of Four thousand dollars (\$4000.00)

Dollars, to be paid as follows: Two hundred and fifty dollars (\$250.00) on October 26th, 1929; Two hundred and fifty dollars (\$250.00) on October 26th, 1930; Two hundred and fifty dollars (\$250.00) on October 26th, 1931; Two hundred and fifty dollars (\$250.00) on October 26th, 1932; Three thousand dollars (\$3000.00) on October 26th, 1933; with interest thereon, from date until paid 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 of amount due 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, the said J. H. Brockman, 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 the said note, and also in consideration of the further sum of Three Dollars, to me, the said J. H. Brockman 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 three two certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, in Chick Spring Township on the north side of the National Highway about one mile West of the town of Greer, known and designated as lots No. 3 and 4 of the property of W. H. Brockman Estate according to plat made by Dalton Rivers June 1926, which plat is of record in the P. M. C. Office in Plat Book "A" at page 132 and having the following metes and bounds, to wit: Beginning at an iron pin on the National Highway at the northeast corner of Park Avenue and the National Highway and running thence with the National Highway S. 75 E. 115 feet to pin, corner of lot No. 2, thence with line of lot No. 2 in a Northeasterly direction 300 feet to a pin in line of lot No. 4; thence with rear line of lot No. 2, S. 75 E. 90 feet more or less to pin in line of D. S. Lewis property; thence with line of Lewis property, N. 26-05 W. 135 feet to a pin corner of lot No. 5; thence with line of lot No. 5, in a Southeasterly direction 145 feet to pin on Park Avenue; thence with Park Avenue as a line 270 feet to the beginning corner. Being the same two lots of land conveyed to me by H. S. Brockman and J. E. Brockman as Executors of the Will of W. H. Brockman Estate by deed dated Oct. 15, 1928 and recorded in P. M. C. Office for Greenville County in Vol. 129, page 136. And it is understood and agreed that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure this life, or the life of some other person for his benefit in some reputable insurance company doing business in the State of South Carolina, in a sum not less than Five thousand 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 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 said 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 said policy or policies of insurance as they same shall become due and payable, then upon the application of the Guarantor, it shall be the duty of the company herein named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds of the same in full.