

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Nicholas P. Mitchell,

SEND GREETING:

WHEREAS, I, the said, Nicholas P. Mitchell,

in and by my certain Note or obligation bearing even date herewith, stand indebted unto Provident Life and Accident Insurance Company (a corporation duly chartered under the laws of the State of Tennessee and duly licensed to do business within the State of South Carolina, by the laws of said State) in the full and just principal sum of three thousand and no/100 (\$3,000.00) Dollars, with interest thereon from the date hereof at the rate of five (5%) per cent. per annum, said interest and principal sum payable in instalments as follows:-

Beginning on the first day of November, 1936, and on the first day of each month thereafter, the sum of Nineteen and 80/100 (\$19.80) Dollars, and the balance of said principal sum payable on the first day of October, 1938; the aforesaid monthly payments of Nineteen and 80/100 (\$19.80) Dollars each are to be applied first to interest at the rate of five (5%) per cent. per annum on the principal sum of three thousand (\$3,000.00) Dollars, or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied on account of principal, as reference being had to said Note will more fully appear; default in the payment of any instalment of principal or interest to render the whole debt due at the option of the Mortgagee.

Privilege is given the borrower (after the first year) to make additional payments on account of the principal sum of said note on the first day of any month. Such payments, however, to be for the exact amount of such portion of any consecutive number of the ensuing monthly payments as would be applied to principal if those monthly payments were made when due.

and with interest from date at the rate of per cent. per annum, payable annually on the day of and of each year, past due principal and interest to bear interest at the rate of per cent. per annum, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee.

NOW KNOW ALL MEN, that I, the said, Nicholas P. Mitchell,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Provident Life and Accident Insurance Company, a corporation as aforesaid, according to the terms of the said note; and also in consideration of the further sum of THREE DOLLARS, to me the said Nicholas P. Mitchell,

in hand well and truly paid by the said Provident Life and Accident Insurance Company at and before the sealing and delivery 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 Provident Life and Accident Insurance Company the following described real estate, to-wit:

All that certain piece, parcel or lot of land with the buildings and improvements situate thereon, lying and being in Greenville Township, Greenville County, State of South Carolina, on the West side of McDonald Street, known and designated as lot No. 94 of the North Hills Subdivision, as shown on plat of property of Title Guarantee & Trust Company recorded in the R. M. C. Office for Greenville County in Plat Book "H", at page 138, and having, according to a recent survey made by W. M. Rast, Engineer, September, 1936, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of McDonald Street, which pin is 460 feet North from the Northwest corner of the intersection of Gallivan Avenue and McDonald Street and running thence with the West side of McDonald Street N. 23-32 E. 70 feet to an iron pin, at corner of lots 94 and 95; thence with the joint line of said lots, N. 66-28 W. 180 feet to an iron pin; thence S. 23-32 W. 70 feet to an iron pin, the rear corner of lots 93 and 94; thence with the joint line of last mentioned lots S. 66-28 E. 180 feet to an iron pin on the West side of McDonald Street, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed dated August 20th, 1936, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 186, page 94.

And should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor, his successors heirs and assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or such payment over, took place.