

MANUFACTURED BY FOSTER & DAVIES CO., ATLANTA 19129-E

~~TWENTY YEAR LOAN MORTGAGE~~

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL TO WHOM THESE PRESENTS MAY CONCERN: P. M. Coyle, a married man,

of the County of Greenville, in the State aforesaid, send greetings:

WHEREAS, I the said P. M. Coyle

am indebted unto

THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, a corporation organized under the laws of Ohio, and having its principal place of business in the City of Cincinnati, State of Ohio, in the sum of Seven Thousand Eight Hundred Twenty-five + no/100 Dollars (\$7,825.00)

evidenced by certain promissory notes of even date herewith, of which the following is a copy (in money loaned, more fully described as follows: Dollars)

The first note being for _____ DOLLARS,

the next _____ DOLLARS each,

and the remaining _____ DOLLARS each,

the first being payable on _____ and one of the remaining notes

being payable on same day in each of the succeeding _____ in accordance with stipulation therein), with interest

after maturity at the rate therein specified.

NOW KNOW ALL MEN, that the said P. M. Coyle

hereinafter called the mortgagor, in consideration of the said seven thousand eight hundred twenty-five + no/100 Dollars, and for the better securing the payment thereof and of said notes, as well as any and all renewals or extensions of said notes or of said indebtedness, or of any part thereof, however evidenced, with interest on such renewals, extensions or indebtedness, at such rate of lawful interest as may be agreed upon and any notes given for interest covering any renewals or extensions of said notes or indebtedness, with interest thereon from maturity of the same (which renewals or extensions of the notes or debt, or any part thereof, hereby secured, or any change in the terms of or rate of interest payable on same, shall not impair in any manner the validity of, or priority of this mortgage) to the said THE UNION CENTRAL LIFE INSURANCE COMPANY of Cincinnati, Ohio, hereinafter called the mortgagee, and also in consideration of the further sum of THREE DOLLARS (\$3.00) to the said mortgagor in hand well and truly paid by the said mortgagee, at or 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 mortgagee, all that

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the County of Greenville

and State aforesaid: Lying on the Hendersonville or New Blencome Road United States Highway #25, at the southwest corner of property owned by N. L. Colburn, all about three miles northwest of Greenville, S. C. and being known as the N. M. Lindsal Farm, referred to in deed from C. Furman master, dated July 9, 1926, and recorded in Book 173 Page 117, records of Greenville County, South Carolina and being more accurately described by reference to survey and plat made in April 1937, by Dutton & Neves, Civil Engineers, said plat being of record in Book "D" Pages 69 and 70, in the Office of Register of Mesne Conveyances for Greenville County, South Carolina, said plat being divided into lots numbers 1-46 inclusive and containing in all 183.11 acres, more or less and being the same land conveyed to P. M. Coyle by deed dated January 16, 1937 and recorded in Book 199, Page 191 of the records of Greenville County, South Carolina. However, the following lots are expressly excepted in this mortgage, viz: lots 26, 27, 28, 29 and 40, totaling 14.34 acres, leaving a net acreage of 168.77 acres, more or less.

\$7,825.00 value received I promise to pay to the order of the Union Central Life Insurance Company of Cincinnati, Ohio, the sum of seven thousand eight hundred twenty-five + no/100 dollars at the same office of said Company in Cincinnati, Ohio, with interest at the rate of 5 1/2 per centum per annum from January 1, 1937 payable in twenty annual installments of principal and interest as follows to-wit:

The first installments being for five years: Eighty-three + 06/100 (\$83.06) Dollars and the remaining installments for six hundred forty-four + 74/100 (\$654.74) Dollars each; the first installment being payable on November 1st, 1937 and one of the remaining installments on the same day in each of the succeeding years.

This note evidences a balance of purchase money on the amortization plan and is secured by a mortgage or deed of trust of even date. Each installment contains a part of the principal and the interest to its maturity date on that part of the principal not included in the preceding installments. In the event of default in the payment of any installment of this note or interest thereon, or default in the payment of taxes or assessments or other assessments upon the premises described in said mortgage or deed of trust or payment of fire, lightning or windstorm insurance premiums, or a breach of any of the other covenants contained in said mortgage or deed of trust, the holder of this note may, at its option, without notice, declare the principal in each unpaid installment and the interest thereon immediately due and payable, and may proceed by foreclosure or by sale under the power contained in said mortgage or deed of trust to enforce the collection thereof.

In case this note is placed in the hands of an attorney for collection, I agree to pay all costs of collection and a reasonable attorney's fee, if permitted by law. Installments not paid when due shall bear 7 per cent interest per annum after maturity, until paid.

The right is reserved to pay any installment at any time prior to maturity provided all prior installments have been paid, by payment of its present worth as ascertained by discounting it at the rate of 5 1/2 per centum interest, compounded annually, but such prepayments of installments shall not relieve from continuing constructive annual payments in accordance herewith provided.

This note is to be construed by the laws of South Carolina. Any check, draft, or money order permitted in settlement of this note, or any part thereof, may be cashed for collection in accordance with the practice of the collecting bank or banks, and shall not be deemed payment until the money is actually received by the Company.
Greenville, South Carolina
P. M. Coyle.

For Partial Release to this mtg. See P. E. M. Book 274, Page 171. For Release of Right of Way Deed See Deed Book 207 Page 52 deed to Duke Power Co. For Partial Release to this mtg. See P. E. M. Book 276, Page 146, lots 4, 12, 13, 14 & 55. Plat 9-69 & 70 - 70.56 ac. etc. - 45 & 46 - 70.56 ac. etc.

RECORDED AND CANCELLED OF DEED BOOK 194B BY THE REGISTER OF MESNE CONVEYANCES FOR GREENVILLE COUNTY, S. C. APRIL 16 1939 P. M. COYLE # 5054