

MORTGAGE OF REAL ESTATE

PROVENCE, JARVARD & MARTIN - GREENVILLE 24228

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

J. M. Hill

SEND GREETING:

WHEREAS, SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, has issued to

its certain policy of insurance, bearing register date the first day of _____, 19____, and numbered _____, agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of _____

(\$ _____) DOLLARS, all in accordance with the terms and conditions of said policy this day duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note which this mortgage secures; and

Whereas, _____ the said *J. M. Hill*

in and by *my* certain promissory note in writing, of even date with these presents, *am* 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 _____

Fourteen Hundred and Fifty and no/100

(\$ *1,450.00*) DOLLARS, to be paid at its principal office in Greenville, S. C.

as follows:

Twenty-five (\$25.00) Dollars to be paid on the first day of March, 1939, and Twenty Five (\$25.00) Dollars on the first day of June, September, December and March of each year thereafter until the said principal has been paid in full.

Errata in form. See this in book. (231) page 173.

with interest thereon from _____ date _____

at the rate of *five (5%)* per cent. per annum, to be computed and paid *quarterly* annually on the first *1st day of March, June day of September and December*

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 or in case of the default in the payment of any premium on said policy of insurance, then the whole amount evidenced by said note to become 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 *10* per cent. of the indebtedness as attorney's 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 *J. M. Hill* the said *J. M. Hill*

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 term of the said note, and also in consideration of the further sum of THREE DOLLARS, to *me* the said *J. M. Hill*

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 piece, parcel or tract of land, situated lying and being in Grove Township, in the County and State aforesaid and adjoining lands of C. F. Riddle and others, containing thirty-five acres, more or less, and having the following metes and bounds, to wit:

Beginning at a holly tree on branch and running thence down said branch N. 40 E. 11.04 to cherry tree 3X; thence S. 50 1/2 E. 2.40 to iron pin 3X; thence N. 23 21. 7.87 to iron pin 3X; N. 21 1/4 21. 7.83 to iron pin in road 3X; thence ^{with} said road S. 87 3/4 21. 17.35 to stone 3X; thence S. 10 1/8 E. 14.26 to stone 3X; thence S. 72.20 E. 6.12 to branch. Thence down said branch to the beginning holly tree corner.

Being the same tract of land conveyed to the mortgagor herein by deed of Southeastern Life Insurance Company dated November 30th, 1938, and recorded in the R. M. C. Office for Greenville County in Deed Volume _____ page _____

It is understood and agreed that this mortgage is given to secure the balance of the purchase price of the within described property.