

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

J. W. P. Childers

WHEREAS, I the said J. W. P. Childers

SEND GREETING:

in and by my am certain promissory note in writing, of even date with these presents, 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 Forty one Thousand and no. (\$41,000.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

payable as follows: \$400.00 to be paid on principal on the 18th day of March 1936, and \$400.00 on the 18th day of June, September, December and March in each year thereafter, up to and including the 18th day of September, 1940, and the balance of the principal remaining unpaid on the 18th day of December, 1940.

Privilege is given the borrower to pay the whole or any portion of the principal at any time after one year from the date of the note.

with interest thereon from the date of the note at the rate of five and one half per cent. per annum, to be computed and 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 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 proceeding then and in either of said cases the mortgagor promises to pay all costs and expenses including 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 the said J. W. P. Childers, the said SOUTHEASTERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the other sum of THREE DOLLARS, to the said J. W. P. Childers, 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 lot of land with the buildings and improvements thereon, situate in the first ward of the City of Greenville, County and State aforesaid, on the North side of West Washington Street, being the lot upon which is located the office building known as the Wallace Building, and having the following metes and bounds, to-wit:-

Beginning on West Washington Street at corner of lot now or formerly owned by Jennie R. Morgan; thence in a Northerly direction along line of Jennie R. Morgan (perpendicular to West Washington Street) 87 feet 3 inches to line of alley or right of way, leading to Laurens Street; thence in an Easterly direction with line of alley and along line parallel with West Washington Street 8 feet; thence in a Northerly direction along line parallel with Jennie R. Morgan's line, 24 feet; thence in an Easterly direction along line parallel with West Washington Street, 50 feet 6 inches; thence in a Southerly direction and along line of lot of estate of D. D. Davenport, deceased, 111 feet 3 inches; thence in a Westerly direction with West Washington Street 58 feet 6 inches to the beginning corner. Together with all fixtures and appliances belonging to the mortgagor, which are located in the building situate on this property, including the elevator, heating plant, sprinkler system, electric light fixtures, water and toilet system and all curtains, shades and awnings, together with all right which the mortgagor may have in and to the alley, or right of way leading from said property to Laurens Street.

See waiver to this Mortgage see R. E. M. Book 64, Page 205.

Paid in full this 11th day of August 1940 by J. W. P. Childers, N. R. Assistant

SAVED AND CANCELLED DAY OF AUGUST 1940 Greenville, S. C. Ollie Gammert