

## MORTGAGE OF REAL ESTATE

3776 PROVISION-JARRARD CO.-GREENVILLE

thereon from date at the rate of five and one-half (5½) per cent. per annum, to be computed and paid quarterly on the 12th day of September, December, March and June in each year until paid in full; all interest not paid when due to bear interest at the rate of seven (7%) per cent. per annum; 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 proceedings, then, and in either of said cases, the Mortgagor promises to pay all costs and expenses, including ten (10%) per cent. of the indebtedness as attorneys' 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 we, the said H. K. Townes and H. J. Southern, as Trustees of Pendleton Street Baptist Church of Greenville, South Carolina, 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 terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us the said H. K. Townes and H. J. Southern, as Trustees of Pendleton Street Baptist Church of Greenville, South Carolina, 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 acknowledge, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns:-

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the northeast corner of the intersection of Pendleton Street and Perry Avenue (sometimes referred to as Ware Street), and having the following metes and bounds, courses and distances, to-wit:-

BEGINNING at an iron pin at the northeast corner of the intersection of the said Pendleton Street and Perry Avenue, and running thence with the east side of Perry Avenue 155 feet to an iron pin on the east side of Perry Avenue; thence N. 71½ E. 100 feet to an iron pin; thence S. 21 W. 154 feet to an iron pin on the north side of Pendleton Street; thence along the north side of said Pendleton Street, 100 feet, more or less, to the beginning corner.

This is the identical property that was conveyed to the Trustees of the Pendleton Street Baptist Church of Greenville, South Carolina, by deeds recorded in the R. M. C. Office for Greenville County, in Deeds Volume WW, at page 183, Volume WW, at page 184, and Volume 166, at page 554.

It is the intention that this mortgage shall cover all improvements now located on the lot hereinabove described, whether real, personal or mixed, and also any improvements that may be hereafter erected thereon.

Privilege is given the borrower to made additional payments in multiples of One Hundred (\$100.00) Dollars on any interest payment date, provided, however, that not more than One Thousand (\$1,000.00) Dollars shall be paid on the principal on any interest payment date,

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns. And we do hereby bind ourselves as Trustees and our successors in office to warrant and forever defend all and singular the said premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns, from the against ourselves as Trustees and our successors in office and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the value of land for the purpose of taxing any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the Mortgagee, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall, at the option of the Mortgagee, without notice to the Mortgagors, their successors in office or assigns, become immediately due and payable.

And the said Mortgagors agree to insure and keep insured the houses and buildings on said lot against loss or damage by fire for a sum not less than Thirty Thousand (\$30,000.00) Dollars, and against loss or damage by tornado for a sum not less than Thirty Thousand (\$30,000.00) Dollars, in a company or companies satisfactory to the said Mortgagee, and to deliver to the said Mortgagee the policy or policies, premiums paid and assigned, and endorsed with loss payable to the said Mortgagee in such form as it may require, all renewal policies to be delivered to the said Mortgagee at its principal office in the City of Greenville, S. C., at least three days before the expiration of the old policies; and that in the event the Mortgagors shall at any time fail to