

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 R. B. Brown, L. N. Simmons, J. L. Aiken, John Ballenger, J. M. Woods, and E. W. Bridwell, as Deacons of City View 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, R. B. Brown, L. N. Simmons, J. L. Aiken, John Ballenger, J. M. Woods, and E. W. Bridwell, as Deacons of City View 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 acknowledged, 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 those certain pieces, parcels or lots of land, situate, lying and being at the northeast corner of Y. M. C. A. Street and Summit Street, in Greenville Township, Greenville County, South Carolina, known and designated as Lots 4, 5, 6, 7 and 8, of Block D, on plat of City View Land Company property, and having, according to said plat, which is recorded in the R. M. C. office for Greenville County, S. C., in Plat Book A, page 327, the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the northeast corner of the intersection of Y. M. C. A. Street and Summit Street, and running thence with the north side of Summit Street in an easterly direction 215 feet to an iron pin at the joint corner of Lots 8 and 9; thence with the joint line of said lots in a northerly direction 207 feet to an iron pin to the south line of Lot No. 3; thence with the line of Lot No. 3 in a westerly direction 215 feet to an iron pin on the east side of Y. M. C. A. Street; thence with the east side of said Y. M. C. A. Street in a westerly direction 207 feet, more or less, to the beginning corner.

This property was conveyed to the Deacons of City View Baptist Church by deeds recorded in the R. M. C. office for Greenville County in Deeds Volume 44, page 510, Volume 58, page 220, Volume 102, page 67.

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

Privilege is given the borrower to make additional payments on principal in the sum of One Thousand (\$1,000.00) Dollars on any interest payment date.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to 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 Deacons 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 and against ourselves as Deacons 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 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 Fourteen Thousand (\$14,000.00) Dollars, and against loss or damage by tornado for a sum not less than Ninety-five Hundred (\$9500.00) 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 effect such insurance or to pay the premiums therefor, or to deliver such policies, premiums paid as aforesaid, then the said mortgagee may cause the same to be insured