

STATE OF SOUTH CAROLINA,
County of Greenville

I, Ralph Cox

SEND GREETING:

WHEREAS, I the said Ralph Cox

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 THIRTY-FIVE HUNDRED AND NO/100 (\$ 3,500.00) DOLLARS, to be paid at its Home Office in Greenville, S. C. together with interest thereon from date hereof until maturity at the rate of five (5) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 30th day of September, 1949 and on the last day of each month of each year thereafter the sum of \$ 37.14 to be applied on the interest and principal of said note, said payments to continue up to including the 31st day of July, 1949, and the balance of said principal and interest to be due and payable on the 31st day of August, 1949 the aforesaid monthly payments of \$ 37.14 each are to be applied first to interest at the rate of five (5) per centum per annum on the principal sum of \$ 3,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, 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 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 I the said Ralph Cox 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 me

the said Ralph Cox 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 certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the South side of Randall Street, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 3 on Plat of property of Arthur J. and W. Lindsay Smith, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, page 65, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the South side of Randall Street, joint corner of Lots Nos. 2 and 3, said pin also being 365 feet East from the Southeast corner of the intersection of Randall and Rutherford Streets, and running thence with the line of Lot No. 2, S. 1-41 W. 125 feet to an iron pin; thence S. 85-39 E. 55 feet to an iron pin; thence N. 1-41 E. 125 feet to an iron pin on the South side of Randall Street; thence with the South side of Randall Street, N. 85-39 W. 55 feet to the beginning corner.

This is the identical property conveyed to the mortgagor by deed dated June 3, 1930, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 114, page 385.

RECORDED IN THE OFFICE OF THE REGISTER
26 DAY of Feb
1949
AT 9 O'CLOCK A.M. NO. 4253
ALICE J. JAMESON
REGISTER, GREENVILLE COUNTY, S. C.