

STATE OF SOUTH CAROLINA, }
County of Greenville

I, Bruce H. Richardson

SEND GREETING:

WHEREAS, I the said Bruce H. Richardson

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 Two Thousand & no/100

(\$2,000.00) 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 six (6%) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 4th day of August, 1940 and on the 4th day of each November, February, May, and August each year thereafter the sum of \$ 66.88, to be applied on the interest and principal of said note, said payments to continue up to including the 4th day of February, 1950, and the balance of said principal and interest to be due and payable on the 4th day of May, 1950, the aforesaid quarterly payments of \$ 66.88 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 2,000.00 or so much thereof as shall from time to time remain unpaid and the balance of each quarterly 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, Bruce H. Richardson, the said Bruce H. Richardson, 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 Bruce H. Richardson, 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 situate, lying and being in Fairview Township, County and State aforesaid, on the west side of the C. & W. C. Railway tracks, just south of the town of Simpsonville, adjoining lands of Mrs. Osie E. Abercrombie and Ben W. Garrett, with metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of the C. & W. C. Railway tracks and running thence along side of the track N. 6 1/2 E. 169 feet to a stake, corner of Mrs. Abercrombie's lot; thence N. 89 1/2 W. 213 feet to an iron pin; thence still along Mrs. Abercrombie's property, S. 2 W. 184 feet to a stake, Ben W. Garrett's corner; thence along Garrett's line, S. 85 1/2 E. 198 feet to the beginning corner, according to plat and survey made by E. E. Gary, Surveyor, March 25, 1940, Being the same lot of land conveyed to the mortgagor by B. W. Brooks by deed intended to be recorded simultaneously herewith.

ASLO all that piece, parcel or lot of land lying and being situate in Fairview Township, Greenville County, State of South Carolina, just south of the Town of Simpsonville, on both sides of the Neely-Ferry Road and being all that portion of Cox lands lying to the west of the C. & W. C. Railway tracks, bounded by lands of Miss Carrie Richardson and other of Cox lands, and being cut from a 13 acre tract conveyed to Vesta W. Cox by Merrick L. West and others by their deed dated May 3, 1939, and recorded in the Office of the R. M. C. for Greenville County, S. C., in Book 211, page 91, and being more specifically described by courses and distances as follows, to-wit:

BEGINNING in the center of the old Greenville-Laurens Highway at the extreme northern corner of land of Vesta W. Cox, and running thence along said highway S. 5-30 E. 30.4 ft. to a bend; thence continuing along said road S. 5-21 E. 102.7 ft. to fork of the Neely-Ferry Road; thence along said Neely-Ferry Road S. 40-38 W. 142.5 ft. to corner in center of said Road; thence N. 30-35 W. 168.9 ft. to a concrete post corner; thence S. 68-40 W. 328.2 ft. to an iron pin; thence S. 15-30 E. 87.8 ft. to corner; thence S. 43-45 W. 280.5 ft. to an iron pin; thence S. 47-45 E. 382.8 ft. to an iron pin; thence S. 39 E. 311.8 ft. to an iron pin; thence N. 61-15 E. approximately 150 ft. to center of C. & W. C. Railway tracks; thence along center of said Railroad track in a northwesterly direction approximately 1000 ft. to the northern line of grantor's property; thence S. 80-10 W. about 75 ft. to the beginning corner and containing by estimation about 6 acres. The last three calls are scaled from a plat of Vesta W. Cox's thirteen acre tract of land made by W. J. Riddle, Surveyor, on April 25, 1939, and are intended to be only approximate distances. Being the same lot of land conveyed to the mortgagor by Vesta W. Cox, by deed dated December 2, 1939, and recorded in the R. M. C. Office for Greenville County S. C., in Deeds Volume 217, at page 25.

Also all that certain piece, parcel and lot of land situate, lying and being in Greenville County located in the southern part of the Town of Simpsonville, S. C., consisting of two lots of land, adjoining the old Stage Road (now called South Avenue), a new street called West Street, also another new street called Bruce Street, with metes and bounds, to-wit:

FIRST LOT: Begins at an iron pin on south side of Richardson Street at corner of lot conveyed by L. L. Richardson, et al, to J. C. Sanders, and running thence along Richardson Street S. 76 W. 198' to intersection with South Avenue (Old Laurens or Stage Road); thence along South Avenue S. 3 W. 439' to intersection with West Street; thence along West Street N. 83-3/4 E. 392' to intersection with Bruce Street; thence along Bruce Street N. 8 E. 290' to corner of the J. C. Sanders' lot; thence along the Sanders' lot S. 76 W. 210' to back corner of Sanders' lot; thence along same lot N. 3 E. 210' to the beginning corner on Richardson Street-survey by E. E. Gary-no acreage given.

SECOND LOT: Begins at an iron pin on South side of West Street, corner of lot conveyed to L. L. Richardson by Mrs. Bessie H. Richardson and Mrs. Bobbie Stewart Richardson, and running thence along West Street S. 83-3/4 W. 450' to South Avenue; thence along South Avenue S. 3 W. 225' to stake on the McAlister corner; thence along the McAlister line (Miss Nannie McAlister) N. 83-3/4 E. 450' to corner of the L. L. Richardson lot; thence along this line N. 3 E. 225' to the beginning corner on West Street survey by E. E. Gary, no acreage given.

Being the same lots of land conveyed to the mortgagor herein by L. L. Richardson, et al, by deed dated December 13, 1934, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 156, at page 218.

ALSO all that piece, parcel or tract of land in Fairview Township, Greenville County, State of South Carolina, having the following metes and bounds, courses and distances, to-wit:

Beginning at a point in the Old Stage Road and running thence N. 72 1/2 E. 7.38 feet to a point in the old Greenville and Laurens Road; thence up said road due North 28/100 chains to a point; thence N. 80 1/2 E. 1.23 chains to a point in the center of the track of the C. & W. C. Railroad; thence with the track of said railroad, N. 4 1/2 E. 4.34 chains to a point; thence still with the track of said railroad N. 8 1/2 E. 6.10 chains to an iron pin; thence leaving said railroad and crossing the old Greenville and Laurens Road S. 88 1/2 W. 5.00 chains to a point; thence N. 11 1/2 E. 3.43 chains to an iron pin; thence S. 87-3/4 W. 7.83 to a point in the Old Stage Road; thence with the said Old Stage Road S. 3 W. 1.39 to a point in said road; thence still with said Old Stage Road S. 12 E. 15.08 chains to the beginning corner; containing 14.44 acres, more or less, and being a portion of the property conveyed to Nannie E. McAlister by Daniel L. West and J. Homer West, by deed dated October 14, 1920, and recorded in the Office of the Register of Deeds Conveyance for Greenville County in Deed Book 65, at page 94; and conveyed to the