

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA )
GREENVILLE COUNTY )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, ALFRED W. MARSHALL, of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, I, the said ALFRED W. MARSHALL, am justly indebted to THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, a corporation organized and existing under the laws of the State of Tennessee hereinafter spoken of as the Mortgagee, in the sum of THIRTY-FIVE HUNDRED AND NO/100 (\$3,500.00) DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, in the City of Nashville, in the State of Tennessee, of the sum of THIRTY-FIVE HUNDRED AND NO/100 (\$3,500.00) DOLLARS.

PRINCIPAL NOTE SECURED BY MORTGAGE

\$3,500.00

Greenville, South Carolina, February 24th, 1941.

For value received, I or we, promise to pay to THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, Inc. a Tennessee corporation with principal office at Nashville, Davidson County, Tennessee, or order, negotiable and payable without offset, at the Home Office of said Company, Nashville, Tennessee, the sum of THIRTY-FIVE HUNDRED AND NO/100 (\$3,500.00)----- Dollars which together with interest at the rate of five (5%) per cent per annum is payable in 180 equal monthly instalments on the first day of each calendar month, beginning on the first day of April, 1941, each for the sum of TWENTY-SEVEN AND 68/100 (\$27.68) DOLLARS, and each of said instalments including:

- (a) Interest calculated on the monthly decreasing balance of said principal sum, after the payment of each of the said monthly instalments; and
(b) A payment on account of amortization of the principal of said loan.

But if default be made in the payment of any one of the said principal or interest instalments, or in any of the covenants and agreements in the mortgage hereafter mentioned to be performed by the undersigned then in that case the whole sum of both principal and interest of this note, shall, at the option of the holder thereof, become due and payable at once, anything heretofore provided to the contrary notwithstanding. The makers and endorsers of this note hereby severally waive presentment, demand, protest and notice of dishonor, and also severally waive the benefit of their homestead or other exemptions as to this obligation. In case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, the makers agree to pay reasonable attorney's fee for making such collections.

This note with interest thereon is secured by a mortgage of even date herewith, executed by the makers hereof unto LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE to which reference is hereby made for the terms thereof.

Alfred W. Marshall (IS)
Wilhelmina H. Marshall (IS)

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof, is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the Southeast corner of the intersection of Marshall and Central Avenues in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 32 on Plat of Marshall Estates, made by Dalton & Nevas, Engineers, May, 1932, and recorded in the R. M. C. Office for Greenville County in Plat Book H, at page 253, and having, according to said plat and recent survey made by R. E. Dalton, Engineer, May 6, 1938, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Marshall and Central Avenues, and running thence with the Southeast side of Central Avenue N. 48° 06' E. 89.5 feet to iron pin, joint corner of Lots 31 and 32; thence with the joint line of said lots S. 41° 54' E. 148 feet to iron pin; thence with the line of Lot No. 22 S. 31° 44' W. 21 feet to iron pin on the Northeast side of Marshall Avenue; thence with the Northeast side of Marshall Avenue N. 66° 18' W. 168.7 feet to the beginning corner.