

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

We, Hamlin Beattie, Margaret B. Courtenay and Elizabeth B. Smith

SEND GREETING:

WHEREAS, we the said Hamlin Beattie, Margaret B. Courtenay and Elizabeth B. Smith

in and by our certain promissory note in writing, of even date with these presents, LIBERTY LIFE INSURANCE COMPANY, well and truly indebted to... a corporation chartered under the laws of the State of South Carolina, in the full and just sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

payable as follows: The sum of \$500.00 to be paid on the principal on the 21 day of May, 1945 and the sum of \$500.00 on the 21 day of May of each year thereafter up to and including the 21 day of May, 1947 and the balance of the principal remaining unpaid to be due and payable on the 21 day of May, 1948,

with interest thereon from date at the rate of four per cent, per annum, to be computed and paid quarterly annually on the day of X in each year until paid in full; all interest not paid when due to bear interest at the same rate as principal; 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 10 per cent. of the indebtedness as attorney's 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 Hamlin Beattie, Margaret B. Courtenay and Elizabeth B. Smith in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY 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 Hamlin Beattie, Margaret B. Courtenay and Elizabeth B. Smith in hand well and truly paid by the said LIBERTY 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 LIBERTY INSURANCE COMPANY

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the North side of East North Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of East North Street, at corner of lot recently conveyed by mortgagors to Elizabeth B. Williams and running thence with said Williams line, N. 20-30 E. 300 feet to an iron pin; thence still with said Williams line N. 69-30 W. 80 feet, more or less, to a stake in line of lands now or formerly belonging to B. A. Morgan; thence N. 34-55 E. 364.56 feet to an iron pin; thence S. 58-02 E. 113 feet to an iron pin; thence running at a right angle and running in a Northerly direction 56 feet to an iron pin on the South side of Elford Street; thence with the South side of Elford Street in an Easterly direction 52.91 feet to an iron pin on said Street, the corner of property now or formerly of Mrs. Mary C. Beattie; thence with said Mary C. Beattie property line S. 36-09 W. 363.24 feet to an iron pin; thence still with said line S. 47-53 E. 142.16 feet; thence with said Mary C. Beattie line S. 25-27 W. 279.83 feet to an iron pin on the North side of East North Street; thence with the North side of East North Street N. 69-16 W. 186.12 feet, more or less, to the beginning corner.

The mortgagors herein each acquired an undivided one-eighth (1/8th) interest in the above described land under the will of Sallie C. Beattie on file in the Office of the Probate Judge for Greenville County in Apartment 134, File 30, and the remaining interest to the said property was acquired under deeds from H. C. Beattie to the mortgagor, Hamlin Beattie, recorded in the R. M. C. Office for Greenville County in Deeds Volume 198 at page 115 and by deeds from Samuel M. Beattie and others to Hamlin Beattie, dated March 23, 1937, recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 198 at page 94. Thereafter the mortgagors conveyed a small portion of the property described in the deeds herein mentioned to Elizabeth W. Williams by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 198 at page 96, which has been excluded from the metes and bounds description above.

ALSO All that certain piece, parcel or lot of land situate, lying and being on the South side of Elford Street in the City of Greenville, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Elford Street, the Northeast corner of property now or formerly of Maggie Ross, and running thence with the South side of Elford Street in an Easterly direction 110 feet to an iron pin; thence turning at a right angle and running in a Southerly direction 56 feet to an iron pin; thence turning at a right angle and running in a Westerly direction in a line parallel with Elford Street 113 feet to an iron pin in the Eastern line of Maggie Ross' property; thence with the Eastern line of said Maggie Ross property, in a Northerly direction, 56 feet to the beginning.

This is the same property conveyed to the mortgagor, Hamlin Beattie, by deed of Samuel M. Beattie and others, dated March 23rd, 1937 and recorded in the R. M. C. Office for Greenville County in Deeds Volume 198 at page 92.