

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

We, G. L. Chiles and Lilla L. Chiles



SEND GREETING:

WHEREAS, we the said G. L. Chiles and Lilla L. Chiles

in and by our certain promissory note in writing, of even date with these presents ~~are~~ well and truly indebted to the Liberty ~~SOUTHERN~~ LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Forty-eight Hundred and No/100 (\$ 4,800.00) 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 18th day of January, 19 40 and on the 18th day of each month of each year thereafter the sum of \$ 50.93 to be applied on the interest and principal of said note, said payments to continue up to including the 18th day of November, 19 53 and the balance of said principal and interest to be due and payable on the 18th day of December, 19 53 the aforesaid monthly payments of \$ 50.93 each are to be applied first to interest at the rate of five (5 %) per centum per annum on the principal sum of \$ 50.93 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 principal, 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, covenant or obligation 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 at or near 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 G. L. Chiles and Lilla L. Chiles in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Liberty ~~SOUTHERN~~ 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 G. L. Chiles and Lilla L. Chiles in hand well and truly paid by the said Liberty ~~SOUTHERN~~ 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 ~~SOUTHERN~~ LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of East North Street, in Ward 2 of the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on plat of the property of Annie Griffin, et al, made by Dalton & Neves, Engineers, January 1929, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at pages 178 and 179, and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the West side of East North Street, which iron pin is 70.7 feet North from the Northwest corner of the intersection of East North Street and Richland Avenue, and running thence with the line of Lot No. 1, N. 77-03 W. 180.8 feet to an iron pin in line of Lot No. 25; thence with the line of Lot No. 25, N. 20-41 E. 70.3 feet to an iron pin; thence with the line of Lot No. 3, S. 77-03 E. 163.4 feet to an iron pin on the West side of East North Street; thence with the West side of East North Street, S. 6-24 W. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of W. T. Batson dated August 24, 1942, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Volume 247 at page 22.