

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA,
County of Greenville,

Arthur W. Brewer and Elsie B. Brewer

SEND GREETING:

WHEREAS, we the said Arthur W. Brewer and Elsie B. Brewer

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to Shenandoah Life Insurance Company, Inc., Roanoke, Virginia in the full and just sum of Forty Five Hundred (\$ 4500.00) DOLLARS, to be paid at Roanoke, Virginia together with interest hereon from date hereof until maturity at the rate of Four & one-half (4 1/2) % per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 27th day of September, 1946, and on the 27th day of each month of each year thereafter the sum of \$ 34.43, to be applied on the interest and principal of said note, said payments to continue up to and including the 27th day of July, 1961, and the balance of said principal and interest to be due and payable on the 27th day of August, 1961; the aforesaid monthly payments of \$ 34.43 each are to be applied first to interest at the rate of four & one-half (4 1/2) % per centum per annum on the principal sum of \$ 4500.00 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 hereof, 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 not 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 of 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 we the said Arthur W. Brewer and Elsie B. Brewer in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Shenandoah Life Insurance Company, Inc., Roanoke, Virginia according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said Arthur W. Brewer and Elsie B. Brewer in hand and truly paid by the said Shenandoah Life Insurance Company, Inc., Roanoke, Virginia at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do hereby bargain, sell and release unto the said Shenandoah Life Insurance Company, Inc., Roanoke, Virginia, its successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Henrietta Avenue and on the Northeast side of Long Hill Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #72 on Plat of Augusta Road Hills made by Dalton & Neves, Engineers, December 1940, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "L", Pages 56 and 57 (revised Plat made by Dalton & Neves, Engineers, June, 1941, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "M", Page 33) and having according to said plats and a recent survey made by Pickell & Pickell, Engineers, August 27, 1946, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Northwest side of Henrietta Avenue at joint front corner of Lots 71 and 72 and running thence with the Northwest side of Henrietta Avenue S. 38-18 W. 35 feet to an iron pin at corner of Henrietta Avenue and Long Hill Street; thence with Long Hill Street S. 83-18 W. 35.3 feet to an iron pin; thence still with Long Hill Street N. 51-42 W. 48.4 feet to an iron pin; thence still with Long Hill Street N. 69-24 W. 95.3 feet to an iron pin; thence continuing with Long Hill Street, N. 87-04 W. 45.1 feet to an iron pin at corner of Lot #59; thence along the rear line of Lots 59, 60, and 61, N. 42-10 E. 114.7 feet to an iron pin; thence with the line of Lot 71, S. 51-42 E. 192.3 feet to an iron pin on the Northwest side of Henrietta Avenue, the beginning corner.

This is the same property conveyed to me by deed of Defense Housing Co. Inc., to be recorded herewith.