

FILED
GREENVILLE CO. S. C.

State of South Carolina,

JUN 12 4 57 PM 1950

County of Greenville

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Eugene W. Beacham and Elizabeth Newman Beacham,

SEND GREETING:

WHEREAS, We the said Eugene W. Beacham and Elizabeth Newman Beacham,

in and by ONE certain promissory note in writing, of even date with these Presents are well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Eleven Thousand and No/100 (\$ 11,000.00) 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 four and one-half (4 1/2 %) per centum per annum, said principal and interest being payable in monthly instalments as follows: Beginning on the 1st day of September, 19 50, and on the 1st day of each month of each year thereafter the sum of \$ 84.15, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of July, 1965, and the balance of said principal and interest to be due and payable on the 1st day of August, 1965; the aforesaid monthly payments of \$ 84.15 each are to be applied first to interest at the rate of four and one-half (4 1/2 %) per centum per annum on the principal sum of \$ 11,000.00 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 instalments 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 instalment or instalments, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 Eugene W. Beacham and Elizabeth Newman Beacham, 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 Eugene W. Beacham and Elizabeth Newman Beacham 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 LIFE INSURANCE COMPANY, its successor and assigns forever, all that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on the West side of McDaniel Avenue and designated as Lots #31 and #32 of the property of McDaniel Heights, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "G", at page 214 and having according to said plat the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin at the Northwestern intersection of McDaniel Avenue and Ben Street and running thence along the Northern side of Ben Street due West 177.4 feet to an iron pin joint corner of Lots #30 and #31; thence along the joint line of Lots #30, #31 and #32 N. 14-29 E. 185 feet to an iron pin; thence due East 177.4 feet to an iron pin in the line of McDaniel Avenue; thence along the Western side of McDaniel Avenue S. 14-29 W. 185 feet to the point of beginning.

It is intended by this mortgage to include all of that property conveyed by Annie Lou Newman, individually, and J. L. Newman, individually and as Administrator, c.t.a. of the Estate of Mary Ella McDaniel, Deceased, to the mortgagors herein, by Deed dated February 15, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 403, page 341.

The following prepayment privileges are reserved: (1) to make additional principal payments on any interest payment date, provided however the payments thus made shall be for the exact amount of such portion of any consecutive number of the ensuing

For Release See Deed Book 452 Page 198 deed to Charles M. Simmons

REC'D JUN 13 1950