

STATE OF SOUTH CAROLINA,

MAR 27 9 37 AM 1954

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

JACK B. PAYNE and SARA W. PAYNE

hereinafter called

the Mortgagor, in the State aforesaid send greetings:

WHEREAS, the said mortgagor is truly indebted unto PILOT LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of North Carolina, in the principal sum of FIFTEEN THOUSAND and No/100 ----- (\$15,000.00) Dollars,

for money loaned as evidenced by promissory note dated this day and maturing as follows:
\$118.62 on April 20, 1954,
\$118.62 on May 20, 1954, and
\$118.62 on the 20th day of each month thereafter, up to and including the 20th day of February, 1969, each of said monthly installments being applied first to the payment of interest then accrued at the rate specified on the unpaid balance of said principal sum, and the remainder of said monthly installment being thereafter applied to the reduction of the principal balance then remaining due, and on the 20th day of March, 1969, the entire unpaid balance of said principal sum, together with all accrued interest, shall be due and payable.

with interest thereon until paid at Five per cent. per annum from date on the whole amount of said principal sum remaining unpaid from time to time, which interest shall be payable monthly as above ^{set forth} ~~annually~~, both principal and interest being payable in lawful money of the United States of the present standard of weight and fineness, to PILOT LIFE INSURANCE COMPANY, at its office near Greensboro, North Carolina or at such other place as the holder of the note may designate in writing, and whereas both principal and interest are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said mortgagor under the terms and provisions of this mortgage as hereinafter set forth together with interest thereon, to the said PILOT LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said mortgagor in hand well and truly paid by the said PILOT LIFE INSURANCE COMPANY, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the said PILOT LIFE INSURANCE COMPANY its successors or assigns the following described property situated in the County of Greenville, State of South Carolina:

All that lot of land with the buildings and improvements thereon, situate on the east side of Capers Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 72 on plat of Crescent Terrace, made by R. E. Dalton, Engineer, July 1919, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "E", at Page 137, said lot fronting 70 feet along the east side of Capers Street and running back to a depth of 226.8 feet on the south side, to a depth of 231.2 feet on the north side, and being 70.14 feet across the rear.

The above described property is the same conveyed to the mortgagors herein by deed of J. S. Garrett of even date and to be recorded herewith.

together with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.