

DEC 28 4 25 PM 1955

Mortgage of Real Estate

State of South Carolina

OLLIE FARNSWORTH

TO ALL WHOM THESE PRESENTS MAY COME

Wideman E. Durham and Sue L. Durham, his wife
of Greenville County, in the State aforesaid,

SEND GREETING:

WHEREAS, the said mortgagor is indebted in and by a certain note of even date herewith for the principal sum of NINE HUNDRED and NO/100 (\$900.00) Dollars, bearing interest at the rate of four per cent per annum, payable monthly, said note being payable to the order of The Life Insurance Company of Virginia, a corporation, at its Home Office, Richmond, Virginia, in installments as follows:

Payable in 172 monthly instalments due respectively 1-15-56 and monthly thereafter; the first 171 instalments to be for \$6.89 each, and the final instalment to be for the remaining balance of principal, plus accrued interest thereon. Payment of each monthly instalment when received by noteholder shall be first applied to accrued interest at the rate of 4% per annum on the then outstanding balance of principal and the residue of said instalment payment to be applied to reduction of principal.

NOW KNOW ALL MEN, That the said mortgagor in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and the performance of the covenants herein contained, to the said The Life Insurance Company of Virginia, according to the condition of the said Note, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain and sell and release, unto the said The Life Insurance Company of Virginia, its successors and assigns the following property situated in the County of Greenville City or Town of Greenville, State of South Carolina, to wit:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southern side of West Tallulah Drive, being known and designated as the greater portion of Lot No. 14, on plat of property of H. L. S. Investment Company, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book D at page 225, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of West Tallulah Drive at the joint front corner of Lots Nos. 13 and 14, which iron pin is 720 feet from the intersection of Augusta Road and West Tallulah Drive, and running thence along the line of Lots Nos. 13 and 14 S. 34-10 E. 196.4 feet to an iron pin; thence S. 55-30 W. 64 feet to an iron pin, the joint corner of Lot No. 15; thence No. 34-10 W. 196.8 feet to an iron pin on the Southern side of West Tallulah Drive; thence along West Tallulah Drive No. 55-50 E. 64 feet to the beginning corner.

This Mortgage and the Note secured hereby shall be of equal priority with that certain mortgage between Wideman E. Durham and Sue L. Durham his wife dated April 12, 1950 of record in the Office of R. M. C. of the County of Greenville in Volume 456, Page 38, and the Note of \$10,100.00 secured thereby (Note #II for \$400.00 also secured by the mortgage last described has been paid in full and canceled) so long as both of said notes are owned and held by The Life Insurance Company of Virginia.

So long as both of said notes are owned and held by The Life Insurance Company of Virginia default under the terms and conditions of said \$10,100.00 or the mortgage securing same or default under the terms and conditions of this mortgage or the \$900.00 note secured hereby shall constitute a default in both of said mortgages and notes and The Life Insurance Company of Virginia shall at its option be entitled to foreclose and to otherwise proceed in accordance with the terms and conditions set forth in this mortgage and in the mortgage dated April 12, 1950 hereinabove referred to and the notes respectively secured thereby.