

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W.H. Balentine

SEND GREETING:

WHEREAS, I, the said W.H. Balentine
in and by my certain promissory note in writing, of
even date with these presents, all well and truly indebted to

Southern Life & Trust Company, a corporation under the laws of the State of North Carolina

in the full and just sum of Twenty thousand (\$20,000.00)
Dollars, to be paid in ten equal, successive, annual payments of Two thousand dollars (\$2,000.00)
each, the first payment due and payable one year after date.

with interest thereon, from date at the rate of 7 per cent. per annum to be
computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or
interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage, said note further providing for an attorney's fee of

ten per cent. besides all costs and expenses of collection, to be added to
the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part
thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, the said W.H. Balentine

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Southern Life & Trust Co.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

W.H. Balentine

in hand well and truly paid by the said

Southern Life & Trust Co.

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 Southern Life & Trust Company, its successors and assigns, the

following described property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, in the City of Greenville, on the North side of East
Broad Street, said lot consisting of three separate lots, adjoining each other, and having the
following courses and distances, according to a survey made by R.E. Dalton, Engineer, March
1920.

Lot #1. - Beginning at an iron pin on the North side of Broad Street, 100 feet East of Falls
Street, and running thence with line of E.W. Biggs and Cooksey, N. 22-52 E. 129.2 feet to iron
pin, corner of Smith Grain Co.; thence with line of Smith Grain Co., S. 67-32 E. 41 feet to
iron pin, corner of lot heretofore conveyed by Miss Bettie Whitnire to Smith Grain Co.; thence
with line of said lot S. 22-52 W. 129.7 feet to iron pin on Broad Street; thence with Broad
Street N. 66-48 W. 41 feet to the beginning corner.

Lot #2. - Beginning at an iron pin on the North side of East Broad Street, and running thence
along said Street N. 66-48 W. forty-one feet to an iron pin on corner of lot belonging to
Rush, James & Webster; thence along line of last mentioned lot N. 22-52 E. one hundred and
twenty-nine and seven-tenths (129.7) feet to an iron pin on line of lot on which roller mill
stands; thence along line of last mentioned lot S. 67-32 E. forty-one (41) feet to iron pin on
corner of another lot belonging to Rush, James & Webster; thence along line of last mentioned
lot S. 22-52 W. one hundred and thirty and two-tenths (130.2) feet to the beginning corner.

Lot #3. - Beginning at an iron pin at corner of lot conveyed to W.Lindsay Smith and Arthur J.-
Smith by W.Kirk Allen, being 102 feet, S. 67-32 E. from Falls St., and approximately 127- $\frac{1}{2}$
feet from Broad St., and running thence S. 67-32 E. 102 feet to an iron pin; thence N. 22 E.
88 feet and 7 inches to an iron pin; thence N. 67-32 W. 100.7 feet to an iron pin; thence S.
22-52 W. 88 feet and 7 inches to the beginning corner, bounded on the North and East by lands
of C. & W.C. Railway, on the South by lots of Rush and James and Miss Bettie Whitnire, and
on the West by W.Kirk Allen.

All of said lots conveyed to me by W.Lindsay Smith and Arthur J. Smith, by deed dated October
7th, 1922 and recorded in R.M.C. Office for Greenville County in Volume 77, page 36.
And it is understood and agreed that this mortgage is executed and accepted upon the following
Conditions:

That the mortgagors, or one of them, shall insure his life in some reputable insurance Company
doing business in the State of South Carolina, in a sum not less than twenty thousand dollars,
(\$20,000.00), and shall keep the said policy of insurance in force during the period for which
said note and mortgage shall run, which said policy of insurance shall be assigned to the
Company herein, as collateral security for the debt hereby secured, and in the event of the
death of the said assured during the period for which said note and mortgage may run, it
shall be the duty of the company herein named, at the request of the holder of said note and
mortgage, or of the guarantor herein named, to declare all of said indebtedness due and
payable immediately, to collect the amount due on the said policy of insurance, and apply the
proceeds to the payment of any of said indebtedness then remaining unpaid, together with all
interest and any sums paid by the holder or holders of the said note and mortgage, or by
the guarantor for taxes, insurance, or to remove prior liens, or encumbrances and to the
discharge of the debt hereby created, including any expense incurred in discharging said debt,
beneficially over plus, if any to the legal representative of the mortgagors, or to the
beneficiaries under said policy of insurance, as policies may be provided, if the mortgagors shall
fail to pay the premiums on the said policy of insurance, as the duty of the mortgagors shall
be and payable, then, upon the application of the guarantor, it shall be the duty of the
Company herein named to discharge all of the said indebtedness immediately due and
payable and to advertise and convey the said property and distribute the proceeds as herein-
before set out.