

STATE OF SOUTH CAROLINA,

Mortgage of Real Estate.

COUNTY OF GREENVILLE.

WHEREAS, SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, has issued to its certain policy of insurance, bearing register date the ... day of ... 192... and numbered ... agreeing to pay to the beneficiary therein named upon receipt of true proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of: ... (\$... DOLLARS) all in accordance with the terms and conditions of said policy this day duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note which this mortgage secures; and

Whereas, the said ... (signed by Monroe Pickens, Z. A. Smith, W. H. Austin, L. H. Batson, W. C. Beacham, W. P. Childers, B. B. Thomas, Dr. A. White and W. M. Sanders, or their successors in office as trustees of the Church property of Buncombe Street Methodist Episcopal Church be, and they hereby are, authorized and empowered to borrow not exceeding Sixty-two thousand (\$62,000.00) Dollars from Southeastern Life Insurance Company of Greenville, S. C., a corporation organized and existing under the laws of the State of South Carolina, and to execute a note therefor payable as follows:

(Sixty-two Thousand (\$62,000.00)) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of seven (7%) per centum per annum, payable quarterly, both principal and interest being payable on an amortization plan as follows: In ... quarterly installments of ... Dollars, each and a final installment of ... Dollars, The first installment being payable on the ... day of ... 1927, The second installment being payable on the ... day of ... 1927, The third installment being payable on the ... day of ... 1927, The fourth installment being payable on the ... day of ... 1927

and the successive installments on the same dates in each succeeding year thereafter until the entire principal sum, with all interest thereon, is paid in full; and in the event default is made in the payment of any installment or installments, 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 ... per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, in case of the default in the payment of any premium on said policy of insurance, 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 or this mortgage in the hands of an attorney for legal proceedings, then in either of said cases, the mortgagor promises to pay all costs and expenses, including ten (10%) per cent. of the indebtedness as attorneys' fees, 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, the said ... in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to ... the said ... in hand well and truly paid by the said SOUTHEASTERN 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 SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate at the Northwest corner of Richardson and West North Streets in the City of Greenville, County of Greenville, State of South Carolina, bounded on the East by Richardson Street and on the South by West North and Buncombe Streets, and having according to a plat made by Dalton & Neves, Engineers, December 1926, the following more or less bounds, to-wit:

Beginning at an iron pin at the Northwest corner of the intersection of Richardson and West North Streets, and running thence with the West side of Richardson Street N. 123-36 E. 395 feet to a stake at the corner of property now or formerly belonging to ... and R. R. Ross; thence with the line of said property, N. 70-11 W. 151.1 feet to a stake; thence S. 19-45 W. 127 feet to a stake; thence S. 30-25 W. 192.8 feet to a stake on the Northeast side of Buncombe Street; thence with the Northeast side of Buncombe Street S. 35-13 E. 28.5 feet to a point; thence still with said Street, S. 38-06 E. 32 feet to a point; thence still with said Street, S. 44-19 E. 32.3 feet to a point; thence still with said Street, S. 49-25 E. 37.1 feet to a point; thence S. 53-15 E. 36.3 feet with the North side of West North and Buncombe Streets; thence continuing with the North side of West North Street S. 56-52 E. 33 feet to an iron pin, the beginning corner.

Being the greater portion of the property conveyed by deed of Joseph A. McCullough and others to the trustees of Buncombe Street Methodist Episcopal Church, South, of Greenville South Carolina, dated March 4th, 1903, and recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Volume VVV, at page 44.

Whereas, at a meeting of the quarterly Conference of the Buncombe Street Charge, Greenville District, Upper South Carolina Conference, Methodist Episcopal Church, South, the following resolution was duly adopted:-

"Be It Resolved by the Quarterly Conference of the Buncombe Street Charge, Greenville District, Upper South Carolina Conference, Methodist Episcopal Church, South, that Monroe Pickens, Z. A. Smith, W. H. Austin, L. H. Batson, W. C. Beacham, W. P. Childers, B. B. Thomas, Dr. A. White and W. M. Sanders, or their successors in office as trustees of the Church property of Buncombe Street Methodist Episcopal Church be, and they hereby are, authorized and empowered to borrow not exceeding Sixty-two thousand (\$62,000.00) Dollars from Southeastern Life Insurance Company of Greenville, S. C., a corporation organized and existing under the laws of the State of South Carolina, and to execute a note therefor payable as follows:

"The sum of Sixty-two thousand (\$62,000.00) Dollars to be paid, together with interest thereon at 5% per annum, payable quarterly, both principal and interest being payable in 59 quarterly instalments of \$1474.98 each, and a final instalment of \$1484.28, the first instalment being payable three months from the date of said note, and subsequent instalments to be payable quarterly thereafter.

"The said note to provide for an attorney's fee of 10% and to contain such other provisions or stipulations as may be required by said Southeastern Life Insurance Company and agreed to by the said trustees; and in order to secure the indebtedness as represented by said note the said trustees, or their successors in office, are hereby authorized, directed and empowered to execute and deliver to Southeastern Life Insurance Company a good and sufficient mortgage conveying the said Church property situate at the corner of