

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Me, *M. M. Keys and Frances Hearson Keys*

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 *10th* day of *April*, 19*37*, and numbered *101*, agreeing to pay to the beneficiary therein named upon receipt of due 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;

2,900.00 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, *we* the said *M. M. Keys and Frances Hearson Keys*

in and by *our* certain promissory note in writing of even date with these presents, *are* well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of *Two Thousand Nine Hundred and no/100*

(\$ *2,900.00*) 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 *forty-seven* quarterly installments of *Eighty-two and 54/100 (\$82.94)* each and a final installment of *Eighty-two and 54/100 (\$82.54)* Dollars,

The first installment being payable on the *30th* day of *October*, 19*37*.
The second installment being payable on the *30th* day of *January*, 19*38*.
The third installment being payable on the *30th* day of *April*, 19*38*.
The fourth installment being payable on the *30th* day of *July*, 19*38*.

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 *seven (7%)* per centum, per annum.

And if any portion of principal or interest be at any time past due and unpaid, or 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 any 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, this 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 *M. M. Keys and Frances Hearson Keys*

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 *us* the said *M. M. Keys and Frances Hearson Keys* 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.

All that certain piece, parcel or lot of land in the County of Greenville, State of South, on the South side of Montivista Avenue, being known and designated as Lot No. 179 according to the plat entitled "second revision, Harper Park property of Realty Corporation" made by P. E. Dalton, engineer, March, 1933, which plat is recorded in R. M. C. office for Greenville County in plat book 8, pages 114-115, and having, according to said plat, the following meter and bounds to-wit:

Beginning at an iron pin on the Southeast side of Montivista Avenue, joint corner of lots nos. 178 and 179, and running thence along joint side of said lots S. 25-23 E. 225 feet to an iron pin joint rear corner of lots nos. 178, 179, 221 and 222, thence along rear line of lot no. 221 N. 64-37 E. 70 feet, to an iron pin, joint rear corner of lots nos. 179, 180, 220 and 221, thence along joint line of lots nos. 179 and 180, N. 25-23 W. 225 feet to an iron pin on Southeast side of Montivista Avenue, joint corner of Lots nos. 179 and 180, thence along Southeast side of Montivista Avenue, S. 64-37 W. 70 feet, to point of beginning. Being the same lot of land conveyed to the mortgagors herein by Mary Hall Provence by deed dated June 2, 1937, and recorded in the R. M. C. office for Greenville County in deed book 196, at page 244.