

MORTGAGE: Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA,  
County of Greenville,

**FBI Mortgage Assigned to New York Life Ins Co.**  
on 25<sup>th</sup> day of Oct. 1947 Assignment recorded  
in Vol. 372 of R. F. Mortgage on Page 465

I, Leland Franklin Simpson, Jr.

SEND GREETING:

WHEREAS, I the said Leland Franklin Simpson, Jr.

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to Canal Insurance Company  
--Greenville, S. C. -- in the full and just sum of Eight Thousand and No/100  
(\$ 8,000.00 ) DOLLARS, to be paid at at office of Canal Insurance Co Greenville, S. C., together with interest thereon from date hereof  
until maturity at the rate of Four (4%) per centum per annum, said principal and interest being payable in monthly  
installments as follows:

Beginning on the 1st day of November, 1947, and on the 1st day of each month  
of each year thereafter the sum of \$ 48.48, to be applied on the interest and principal of said note, said payments to continue up to and including  
the 1st day of October, 1967, and the balance of said principal and interest to be due and payable on the  
1st day of November, 1967; the aforesaid monthly payments of \$ 48.48  
each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 8000.00 or so much thereof as shall,  
from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment  
or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of four per centum per  
annum.

And if any portion of principal or interest be at any time past due and unpaid, 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 and in either  
of said cases the mortgagor promises to pay all costs and expenses including (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 I, the said Leland Franklin Simpson, Jr. (Greenville, S.C.)  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Canal Insurance Co.,  
according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me  
the said Leland Franklin Simpson, Jr.,  
in hand and truly paid by the said Canal Insurance Co., Greenville, S.C.  
at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, barga-  
in, sell and release unto the said Canal Insurance Co., Greenville, S.C.

All that lot of land in Greenville Township, Greenville County, State of South Carolina  
on the Southern side of Monteith Circle near the City of Greenville, being shown as Lot No. 14  
on Plat of Monteith Heights made by Pickell and Pickell on March 28, 1945, recorded in the RMC  
Office for Greenville County in Plat Book "B" at Page 185, and described as follows:

BEGINNING at a stake on the Southern side of Monteith Circle, 116.8 feet East from the Old  
Augusta Road at corner of Lot No. 16, and running thence with the lines of Lots Nos. 16 and 15,  
S. 5-30 E. 154.2 feet to a stake; thence N. 84-00 E. 80 feet to a stake, corner of Lot No. 12;  
thence with the line of said lot, N. 5-30 W. 160 feet to a stake on Monteith Circle; thence with  
the Southern side of said Monteith Circle, S. 84-00 W. 16.6 feet to a stake; thence continuing  
with said Monteith Circle, S. 78-30 W. 63.5 feet to the beginning corner.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payments of principal and interest he  
will pay to mortgagee a pro-rata portion of the taxes, assessments, and insurance premiums to be  
come due, as estimated by the Mortgagee, so that mortgagee will have sufficient funds on hand to  
pay taxes, assessments, and insurance premiums thirty days before the delinquency date thereof.  
Any deficit shall immediately be paid to mortgagee by mortgagor. Moneys so held shall not  
bear interest and upon default may be applied by mortgagee on account of the mortgage indebted-  
ness.

*Attest  
Nellie M. Smith  
#17820  
July 29-1947  
Paid at 3:55 P.M.*

*Deed Released by Sale Under  
Foreclosure 27 day of July  
A.D. 1947  
E-12, 387  
See Judgment Roll  
MASTER*