

If any installment of interest is not payable at its maturity, the same shall thereafter bear interest at the rate of seven (7%) per cent per annum until paid.

In the event of failure to pay any interest or any installment of principal, or any portion of either, or any other sums required to be paid by said note and this mortgage, within thirty days after the same become due and payable, or in the event of failure to perform and comply with any and all of the other covenants, terms and provisions of said note and this mortgage, and/or the other instrument or instruments, if any, which secure this note, then in any of said events said principal sum and all advancements made pursuant to the provisions of this mortgage, together with all unpaid interest thereon shall be at once due and payable at the option of SOUTHERN LIFE INSURANCE COMPANY, its successors or assigns, and be collectible without further notice, by proceedings or otherwise.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, its successors and assigns, according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Mortgagee, its successors and assigns, that certain tract or parcel of land located in Greenville County, State of South Carolina, more particularly described as follows:

All that certain piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot Number 34 on a plat of Augusta Acres, property of Marsmen, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book "S", Page 201, and having according to said plat and a more recent plat prepared by Piedmont Engineering Service entitled "Property of Joseph Quiency Cox" the following metes and bounds:

BEGINNING at an iron pin on the North side of Henderson Avenue, joint corner of Lots Nos. 33 and 34, and running thence with line of Lot No. 33 north 8°16' west 200 feet to an iron pin; thence with the rear line of Lot No. 39 north 81°44' east 100 feet to an iron pin, joint corner of Lots Nos. 34 and 35; thence with line of Lot No. 35 south 8°16' east 200 feet to an iron pin on the north side of Henderson Avenue; thence with Henderson Avenue south 81°44' west 100 feet to an iron pin, the beginning corner.