

State of South Carolina,

JAN 12 11 28 AM 1953

County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. C. HELGERSON

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor H. C. HELGERSON

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of TEN THOUSAND AND NO/100 -- -- -- -- -- (\$10,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of FOUR AND ONE-HALF (4½%) per centum per annum, said principal and interest being payable in monthly instalments as follows:

Beginning on the 15 day of February, 1953, and on the 15 day of each month of each year thereafter the sum of \$ 76.50 to be applied on the interest and principal of said note, said payments to continue up to and including the 15 day of January, 1968, and the balance of said principal and interest to be due and payable on the 15 day of January, 1968; the aforesaid monthly payments of \$ 76.50 each are to be applied first to interest at the rate of four and one-half (4½%) per centum per annum on the principal sum of \$ 10,000.00 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 instalments 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 instalment or instalments, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY 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 mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 LIBERTY LIFE INSURANCE COMPANY

All those certain pieces, parcels or lots of land in Greenville County, Glassy Mountain Township, State of South Carolina, being known and designated as Lots 1164, 1165, 1166, 1167 and 1168 of Plat 6 of the Lake Lanier Property, of the Tryon Development Company as shown on Plat recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "G", Page 45, and being more particularly described according to survey and Plat by W. N. Willis, Engineer, July 1, 1949, as follows:

BEGINNING at an iron pin on the North side of West Lake Shore Drive, joint front corner of Lots 1163 and 1164; thence with said Drive, S. 68-10W. 46.8 feet to a monument; thence continuing with said Drive, S. 64 W. 216 feet to an iron pin, joint front corner of Lots 1168 and 1169; thence with line of said Lots, N. 24-47 W. 142 feet to an iron pin on the South side of Highland Lane; thence continuing the same course 17 feet to stake in the center of said lots in said Lane; thence with the center line of Highland Lane, N. 57-30 E. 59.5 feet to a monument; thence continuing with the center of said Lane, N. 51-50 E. 53.6 feet to a stake; thence continuing with said Lane, N. 70-50 E. 50 feet to a stake; thence continuing with said Lane, N. 89-30 E. 55.5 feet to an iron pin; thence continuing with said Lane, N. 69-00 E. 74 feet to an iron pin, joint corner of Lots 1164 and 1163 in the center of Highland Lane; thence with the line of said Lots, S. 14-00 E. 130 feet to the beginning.

The above described property is the identical property conveyed to me by H. B. McKoy, by Deed recorded in Deed Book 440, page 221, R.M.C. Office for Greenville County, S. C.; and by F. C. Werry, Jr., by Deed