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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 Mortgagors, 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 Mortgagors 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, being known and designated as Lot No. 8 of the subdivision known as Mountain View Circle, a plat thereof being made by J. C. Hill, surveyor, and being recorded in the R. M. C. Office for said County and State in Plat Book W at Page 181, and having according to a more recent plat prepared by Piedmont Engineering Service, dated November 26, 1955, entitled "Property of Grady C. Neas and Catherine R. Neas" the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Mountain View Circle at the joint front corner of Lots 8 and 9, and running thence S. 27-45 W. 206.2 feet along the line of Lot No. 9 to