

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. L. Kasbin SEND GREETING:

WHEREAS, G. L. Kasbin the said G. L. Kasbin

in and by George Washington Fire Insurance Company note in writing, of

even date with these presents, George Washington Fire Insurance Company of Greensboro North Carolina well and truly indebted to George Washington Fire Insurance Company of Greensboro North Carolina in the full and best sum of Three Thousand (\$3,000.00)

Dollars, to be paid Three Hundred (\$300.00) Dollars one year after date, Three Hundred (\$300.00) Dollars two years after date, Three Hundred (\$300.00) Dollars three years after date, Three Hundred (\$300.00) Dollars four years after date, and Eighteen Hundred (\$1,800.00) Dollars five years after date at the rate of 6 per cent per annum, to be computed and paid Quarterly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for 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 attorney's 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 G. L. Kasbin the said G. L. Kasbin in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said George Washington Fire Insurance Company of Greensboro, N.C. Corporation according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said G. L. Kasbin in hand, well and truly paid by the said George Washington Fire Insurance Company of Greensboro, N.C. Corporation 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 George Washington Fire Insurance Company, N.C.:

All those three certain lots or parcels of land, situate, lying and being just without the corporate limits of the City of Greenville, County and State aforesaid, on the South-eastern side of Keowee Avenue, and being better known and designated as Lots Nos. 35, 36 and 37 of the Cherokee Park Subdivision, as shown on plat of record in the R.M.C. Office for Greenville County, in plat book "C", page 96 and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the South-eastern side of Keowee Avenue, joint corner of lots 34 and 35, and running thence with Keowee Avenue, N. 28-09 E. 182 feet, 6 inches to an iron pin on Keowee Avenue, joint corner of lots 37 and 38; thence with the joint lines of said lots S. 62-32 E. 169 feet, 6 inches to an iron pin on the northwestern side of a 15 foot alley; thence with said alley S. 27-58 W. 182 feet, 6 inches to an iron pin, joint corner of lots 34 and 35; thence with the joint lines of said lots N. 62-32 W. 171 feet, 7 inches to the point of beginning. The above lots are the same conveyed to me, as follows: Lot No. 35, by deed recorded in Vol. 70, page 108; Lot No. 36, by deed recorded in Vol. 64, page 22; Lot No. 37, by deed recorded in Vol. 53, page 223.

And it is understood and agreed by and between the mortgagor and the mortgagee that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure his life in some reputable insurance company doing business in the State of South Carolina, in a sum not less than \$3,000.00, and shall keep the said policy of insurance in force during the period for which said note and mortgage shall run, which said policy of insurance shall be assigned to the Company herein as collateral security for the debt hereby secured, and in the event of the death of the said assured during the period for which said note and mortgage may run, it shall be the duty of the mortgagee herein at the request of the holder of said note and mortgage, to declare all of said indebtedness due and payable immediately, and to collect the amount due on the said policy of insurance, and apply the proceeds of the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of the said note and mortgage, or by the guarantor, for taxes, insurance, or to remove prior liens or encumbrances, and to the discharge of the debt hereby created, including any expense incurred in discharging said debt, rendering the over-plus, if any, to the legal representative of the mortgagor, or to the beneficiary or beneficiaries under said policy or policies, as the cause may be; but, if the mortgagor shall fail to pay the premiums of said policy or policies of insurance, as the same shall become due and payable, then, upon the application of the holder of the note and this mortgage, it shall be the duty of the mortgagee to declare all of the said indebtedness immediately due and payable, and to collect same in accordance with law and distribute the proceeds as hereinbefore set forth.

Handwritten notes and signatures:
George Washington Fire Insurance Company
G. L. Kasbin
Washington Fire Insurance Company of Greensboro North Carolina
Three Thousand (\$3,000.00)
Three Hundred (\$300.00) Dollars one year after date...
Quarterly
6 per cent per annum
George Washington Fire Insurance Company
N.C. Corporation
May 1927
A 15:30 PM