

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, *Ellita L. Mims*

SEND GREETING: *WALKER, EVANS & COBURN CO., CHARLESTON, S. C.*

its capital money or assets, including surplus and the *attorney*

in accordance with the terms and conditions of said policy and the duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note

Whereas, *I* the said *Ellita L. Mims*

in and by *my* certain promissory note in writing, of *an* even date with these presents, well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of *Five Thousand*

(\$ *5,000.00*) DOLLARS, to be paid at its Home Office in Greenville, S. C. together with interest thereon from date, at the rate of seven (7%) per centum per annum, payable quarterly, both principal and interest being payable on an amortization plan as follows:

In thirty-nine (39) quarterly installments of *Two Hundred Twenty Five (\$225.00)* Dollars, each and a final installment of *Two Hundred Twenty Five (\$225.00)* Dollars,

The first installment being payable on the *23rd* day of *July* 19*30*
The second installment being payable on the *22nd* day of *October* 19*30*
The third installment being payable on the *22nd* day of *January* 19*31*
The fourth installment being payable on the *22nd* day of *April* 19*31*

and the successive installments on the same dates in each succeeding year thereafter, until the entire principal sum, with all interest thereon, is paid in full; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default and paid, at the rate of eight (8%) per centum, per annum.

And if any portion of principal or interest be at any time past due and unpaid, or in case of the default in the payment of any premium on said policy of insurance, 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 in either of said cases, the mortgagor promises to pay all costs and expenses, including ten (10%) per cent of the indebtedness as attorneys' fees, 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 *Ellita L. Mims*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to *the* the said *Ellita L. Mims*

in hand well and truly paid by the said SOUTHEASTERN LIFE INSURANCE COMPANY, 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 SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain parcel or lot of land, lying and being situate near the City of Greenville on Capers Street in the State and County aforesaid, and known and designated as Lot No. 71, on a plat of Crescent Terrace, said Plat being on record in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "E" at Page 137, said lot being more particularly described as follows:

Beginning at a point on Capers Street, corner of Lot No. 70, and running thence N. 84-19 E. 222.4 feet to lot No. 42; thence along line of Lot No. 42 and Lot No. 41; N. 2-08 W. 70 feet to Lot No. 72; thence S. 84-19 W. 226.8 feet to Capers Street; thence along Capers Street, S. 5-41 E. 70 feet to the beginning corner, and being the same lot conveyed to me, the said Ellita L. Mims by deed of H. C. Mims, dated May 19, 1923, and recorded in the R. M. C. Office for Greenville County in Deeds, Volume 87 at Page 560.

Mortgage use M. H. H. 222 at page 109