

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, L. P. Richardson

WHEREAS, SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, has issued to

SEND GREETING:

its certain policy of insurance, bearing register date the ... day of ... 192... and numbered ... agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of ...

... DOLLARS, all in accordance with the terms and conditions of said policy this day duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note which this mortgage secures; and

Whereas, I the said L. P. Richardson

in and by my certain promissory note in writing, of 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 Forty-two Hundred Fifty and no/100 (\$4,250.00) DOLLARS, to be paid at its Home Office in Greenville, S. C. together with interest thereon from date, at the rate of six (6%) 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 One Hundred Forty-two and 1/2 (142 1/2) Dollars, each and a final installment of One Hundred Fifty and 56/100 (150.56) Dollars,

The first installment being payable on the 1st day of January 1928
The second installment being payable on the 2nd day of April 1928
The third installment being payable on the 2nd day of July 1928
The fourth installment being payable on the 2nd day of October 1928

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 until paid, at the rate of six (6%) 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 of the mortgagor in the payment of any premium on said policy, or in case of 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 at 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, 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 I the said L. P. Richardson

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 me the said L. P. Richardson

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 piece, parcel or lot of land, with the buildings and improvements thereon, in Austin Township, Greenville County, S. C. and having the following metes and bounds, to-wit:

Beginning at an iron pin on State Highway No. 11, a short distance outside the corporate limits of Simpsonville and running thence N. 85-40 E. 1183.5 feet to an iron pin; thence N. 31-30 21. 1116.1 feet to an iron pin; thence S. 76-30 21. 659 feet to an iron pin on said State Highway; thence with said Highway S. 0-30 21. 885 feet to the beginning corner and containing 20.14 acres, more or less.

This is the identical property conveyed to the mortgagor herein by deed of Robert S. Bates, dated September 5, 1933 and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Vol. 165 page 509, and being a part of a certain tract of land conveyed to Robert S. Bates by Elizabeth Nest, Frank Nest and others, by deed dated November 24, 1932 and recorded in the R. M. C. Office for Greenville County, in Deed Book Volume 144, at page 249.