

THE STATE OF SOUTH CAROLINA, }
County of Greenville. }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J.K. Dickson

SEND GREETING:

WHEREAS, I, the said J.K. Dickson

in and by my certain promissory

even date with these presents, am

Pilot Life Insurance Company

in the full and just sum of Thirty-five hundred (\$3500.00)

Dollars, to be paid as follows: \$105.00 on December 20th, 1927; \$105.00 on June 20th, 1928; \$105.00 on December 20th, 1928; \$105.00 on June 20th, 1929; \$105.00 on December 20th, 1929; \$105.00 on June 20th, 1930; \$105.00 on December 20th, 1930; \$105.00 on June 20th, 1931; \$105.00 on December 20th, 1931; and \$2555.00 on June 20th, 1932.

with interest thereon, from date until paid at the rate of six per cent. per annum, to be computed and paid semi-annually

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; said note further providing for an attorney's fee of

10% of amount due besides all costs and expenses of collection to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage; as in and by the said note, reference being thereunto had, as will more fully appear.)

NOW, KNOW ALL MEN, That I, the said J.K. Dickson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Pilot Life Insurance Company

according to the terms of said note, and also in consideration of the further sum of Three Dollars,

witness J.K. Dickson

J. M. Hickey, J. M. Norton in hand well and truly paid by the said

Pilot 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 Pilot Life Insurance Company, All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, on the Northeast side of Southland Ave. and having the following metes and bounds, to-wit: Beginning at an iron pin on the Northeast side of Southland Ave. at a point 450 feet South of the Intersection of Choice Ave. Extension and Southland Ave. and running thence with Southland Ave. S. 25-50 E. 100 feet to iron pin, corner of other property of J.K. Dickson; thence N. 64-10 E. 180 feet to iron pin; thence N. 25-50 W. 100 feet to iron pin; thence S. 64-10 W. 180 feet to the beginning corner. Said lot being a portion of the same land conveyed to J.K. Dickson by E. Inman, Master, by deed dated June 25th, 1925 and recorded in the R.M.C. Office for Greenville County in Vol. 67, page 165.

And it is understood and agreed that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure his life, or the life of some other person for his benefit, in some reputable insurance Company doing business in the State of South Carolina in a sum not less than Thirty-five hundred (\$3500.00) Dollars, 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 assured during the period for which said note and mortgage may run, it shall be the duty of the company herein named at the request of the holder of said note and mortgage, or of the Guarantor herein named, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance and apply the proceeds to 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 expenses 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 case 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 Guarantor, it shall be the duty of the company hereinbefore named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.

In witness to this mortgage, See Mtg. Book 194 Page 213.

secured by having mortgage note in writing, of well and truly indebted to Pilot Life Insurance Company as follows: \$105.00 on December 20th, 1927; \$105.00 on June 20th, 1928; \$105.00 on December 20th, 1928; \$105.00 on June 20th, 1929; \$105.00 on December 20th, 1929; \$105.00 on June 20th, 1930; \$105.00 on December 20th, 1930; \$105.00 on June 20th, 1931; \$105.00 on December 20th, 1931; and \$2555.00 on June 20th, 1932. with interest thereon, from date until paid at the rate of six per cent. per annum, to be computed and paid semi-annually 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; said note further providing for an attorney's fee of 10% of amount due besides all costs and expenses of collection to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage; as in and by the said note, reference being thereunto had, as will more fully appear.)

By J.K. Dickson
J. M. Hickey
J. M. Norton
Oct 36
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