

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, *I* the said *W. P. Childers*

n 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 three thousand & no/100* (\$ *43,000.00*) DOLLARS, to be paid at its principal office in Greenville, S. C.

as follows: The sum of Three Hundred (\$300.00) Dollars to be paid on the principal on the 10th day of October 1943, and the sum of Three Hundred (\$300.00) Dollars on the 10th day of January, April, July and October of each year thereafter to the 10th day of October, 1944, and the balance of the principal remaining unpaid on the 10th day of January, 1945;

with interest thereon from *date* at the rate of *five* percent per annum, to be computed and paid quarterly on the 1st day of January, April, July, and October, 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 and payable in full on 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 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 and in either of said cases the mortgagor promises to pay all costs and expenses including *ten* percent 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 *I* the said *W. P. Childers* 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 *W. P. Childers* 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 of land with the building and improvements thereon situate in the first ward of the City of Greenville, County and State aforesaid, on the North side of West Washington Street, being the lot upon which is located the office building known as the *Chillicothe Building* and having the following metes and bounds, to-wit:

Beginning on West Washington Street at *the* corner of lot now or formerly owned by Jennie R. Morgan, thence in a Northerly direction along line of Jennie R. Morgan's lot (perpendicular to West Washington Street) *thence* to line of alley or right-of-way leading to *Carroll* Street; thence in an Easterly direction with line of alley and along line parallel with West Washington Street with Jennie R. Morgan's line, 24 feet, thence in an Easterly direction along line parallel with West Washington Street, 50 feet 6 inches; thence in a Southerly direction and along line of lot of estate of L. D. Lavenport, deceased, 111 feet 3 inches; thence in a Westerly direction with West Washington Street, 58 feet 6 inches to the beginning corner. Together with all fixtures and appliances belonging to the mortgagor which are located in the building situate on this property, including the elevator, heating plant, sprinkler system, electric light fixtures, water and toilet system, and all curtains shades and awnings, together with all right which the mortgagor may have in and to the alley, or right-of-way leading from said property to *Carroll* Street.

Privilege is given the borrower to make additional payments on the principal up to Ten Thousand (\$10,000.00) Dollars on any interest payment date, with the further privilege of paying the principal in full on any interest payment date in the event a bona fide call of the property is made.

This Mortgage Assigned to *The Southeastern Life Ins. Co.* on *21st* day of *Oct.* 19*42*. Assignment recorded in Vol. *215* of R. F. Mortgages on Page *27*.
This Mortgage Assigned to *Liberty Life Ins. Co.* on *22nd* day of *Oct.* 19*42*. Assignment recorded in Vol. *215* of R. F. Mortgages on Page *23*.

This Mortgage Assigned to *The Southeastern Life Ins. Co.* on *16th* day of *June* 19*42*. Assignment recorded in Vol. *212* of R. F. Mortgages on Page *191*.
This Mortgage Assigned to *Liberty Life Ins. Co.* on *16th* day of *June* 19*42*. Assignment recorded in Vol. *212* of R. F. Mortgages on Page *192*.

RECORDED AND CANCELLED OF
DAY OF *NOVEMBER* 19*43*
BY *W. P. Childers*
DEPUTY CLERK OF GREENVILLE COUNTY

W. P. Childers
1943
SEND GREETING:
Dear
SOUTHEASTERN LIFE INSURANCE COMPANY
paid in full
Liberty Life
advance person
me