

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

I, S. R. Wiggin

SEND GREETING:

WHEREAS, I the said S. R. Wiggin

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-FIVE HUNDRED AND NO/100 (\$ 4,500.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five 5 % per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 7th day of April, 1956, and on the 7th day of each month of each year thereafter the sum of \$ 35.60 to be applied on the interest and principal of said note, said payments to continue up to including the 7th day of February, 1956 and the balance of said principal and interest to be due and payable on the 7th day of March, 1956, the aforesaid monthly payments of \$ 35.60 each are to be applied first to interest at the rate of five (5) % per centum per annum on the principal sum of \$ 4,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event any such installment is not paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest is at any time past due and unpaid, or if default be made in respect to any covenant, 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 collection, or 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 (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 S. R. Wiggin 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 S. R. Wiggin 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, conveyed, sold and released, and by these Presents do grant, convey, sell and release unto the said SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the North side of Woodvale Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 221 on plat of Traxler Park, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "P", at pages 114 and 115, and having, according to said plat, the following rates and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodvale Avenue, joint front corner of Lots 220 and 221 and running thence with the line of Lot 220, N. 25-23 W. 220 feet to an iron pin; thence with the rear line of Lot 179 S. 64-37 W. 70 feet to an iron pin; thence with the line of Lot No. 222 S. 25-23 E. 220 feet to an iron pin on the North side of Woodvale Avenue; thence with the North side of Woodvale Avenue N. 64-37 E. 70 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of The Equitable Investment Company dated October 4, 1940, and recorded in the R. M. C. Office for Greenville County, S.C. in Deeds Volume 226 at page 98.