

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

I, J. Frank Sanders

SEND GREETING:

WHEREAS, I the said J. Frank Sanders

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to the LIBERTY LIFE
~~SOUTH CAROLINA~~ INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seven Thousand and
no/100 (\$ 7,000.00) 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 1st day of July, 1944, and on the 1st day of each month of
each year thereafter the sum of \$ 64.75 to be applied on the interest and principal of said note, said payments to continue up to in-
cluding the 1st day of May, 1956, and the balance of said principal and interest to be due and payable on the 1st day of June
1956; the aforesaid monthly payments of \$ 64.75 each are to be applied first to interest at the rate
of five (5) per centum per annum of the principal sum of \$ 7,000.00 or so much thereof 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 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 seven (7%) per centum per annum.

And if any portion of principal or interest be at any time not due and unpaid, 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 fore-
close 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 and in either of said cases the mortgagee 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 J. Frank Sanders LIBERTY
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTH CAROLINA~~ LIFE INSUR-
ANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me
LIBERTY

the said J. Frank Sanders in hand well and truly paid by the said ~~SOUTH CAROLINA~~ 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 ~~SOUTH CAROLINA~~ LIFE INSURANCE COMPANY.

LIBERTY

All that certain piece, parcel or lot of land situate, lying and being on the South
side of Woodvale Avenue, near the City of Greenville, in the County of Greenville, State of
South Carolina, known and designated as Lot No. 262 on plat of Traxler Park made by R. E.
Dalton, Engineer, March 1923, and recorded in the R. M. C. Office for Greenville County, S. C.
in Plat Book F, at pages 114 and 115, and having, according to said plat, and a recent survey
made by R. E. Dalton, May 23, 1940, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Woodvale Avenue, joint corner of Lots
Nos. 262 and 263, said pin being 208.4 feet West from the Southwest corner of the intersection
of Woodvale Avenue and Rock Creek Drive, and running thence with the line of Lot No. 263, S.
25-23 E. 210 feet to an iron pin; thence along the rear line of Lot No. 269, S. 71-12 W. 70.5
feet to an iron pin; thence with the line of Lot No. 261, N. 25-23 W. 210 feet to an iron pin
on the South side of Woodvale Avenue; thence along the South side of Woodvale Avenue N. 71-12 E.
70.5 feet to the beginning corner.

This is the same property conveyed to me by deed of Marjorie W. Longrier of even
date and to be recorded herewith.