

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of GREENVILLE

This Mortgage Assigned to *New York Life Ins. Co.*
on *10th* day of *July* 19*46* Assignment recorded
in Vol. *247* of R. E. Mortgages on Page *125*

Earl R. Broadhurst

SEND GREETING:

WHEREAS, I the said Earl R. Broadhurst

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to ~~SOUTHEASTERN LIFE~~ CANAL INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Fifty-six hundred and no/100 (\$5,600.00) DOLLARS, to be paid at its ~~Home Office~~ CANAL INSURANCE CO. OFFICE hereof until maturity at the rate of four (4%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 1st day of August, 1946, and on the 1st day of each month of each year thereafter the sum of \$ 33.94, to be applied on the interest and principal of said note, said payments to continue up to including the 1st day of July, 1966, and the balance of said principal and interest to be due and payable on the 1st day of July, 1966; the aforesaid monthly payments of \$ 33.94 each are to be applied first to interest at the rate of four (4%) per centum per annum on the principal sum of \$ 5,600.00 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 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 at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past 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 foreclose 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 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 Earl R. Broadhurst, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~SOUTHEASTERN LIFE~~ CANAL INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said Earl R. Broadhurst in hand well and truly paid by the said ~~SOUTHEASTERN LIFE~~ CANAL INSURANCE COMPANY, at and before signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said ~~SOUTHEASTERN LIFE~~ CANAL INSURANCE COMPANY, its successors and assigns:

All that certain lot of land situate, lying and being on the East side of Maco Terrace, County of Greenville, State of South Carolina, just outside of the city limits of the City of Greenville, being known and designated as lot No. 10 according to plat of property of Central Realty Corporation dated March 13, 1946, revised May 31, 1946, and recorded in the R.M.C. Office for said Greenville County in Plat Book P, at page 41, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at a stake on the east side of said Maco Terrace which said stake is the joint corner of lots Nos. 9 and 10 of said subdivision, and running thence with the east side of said Maco Terrace, S. 36-05 E. 55.5 feet to a stake at the joint corner of lots Nos. 10 and 11 on said Maco Terrace; thence along the joint line of lots Nos. 10 and 11, N. 54-03 E. 125 feet to a point which is the joint rear corner of lots Nos. 10 and 11; thence N. 36-05 W. 55.5 feet to a point which is the joint rear corner of lots Nos. 9 and 10; thence along the joint line of said lots Nos. 9 and 10, S. 54-03 W. 125 feet to the point of beginning, stake on East side of Maco Terrace, joint corner of lots Nos. 9 and 10.

E.R.B.

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payment of principal and interest he will pay to mortgagee a pro rata portion of the tax assessments and insurance premium now to become due, as estimated by the mortgagee, and further agrees to pay on demand such further sums as may be necessary to pay said annual charges when actually determined. Moneys so held shall not bear interest, and upon default may be applied by mortgagee on account of the mortgage indebtedness.

The debt hereby secured is paid in full and the lien of this instrument is satisfied, being mortgage recorded in Book 346 Page 284, the undersigned being the owner and holder thereof. Witness the undersigned by its corporate seal and the hand of its duly authorized officer this 15th day of March 1966.

In the presence of
Eileen B. Barry
Louis J. Caporale

New York Life Insurance Company
William F. Boone Second Vice President

SATISFIED AND CANCELLED OF RECORD

31 DAY OF March 1966

Oliver Farnsworth

