

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE

FEB 28 4 59 PM 1963

OLLE... WORTH
 R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JEAN JONES HIPPI,

SEND GREETING:

WHEREAS I, the said Jean Jones Hipp,

am indebted unto PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, Chattanooga, Tennessee, by my promissory note, in writing, of even date herewith, of which the following is a copy:

\$ 120,000.00 Greenville, South Carolina, February 27, 1963

"For value received, I jointly and severally promise to pay to the order of PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY the principal sum of One Hundred Twenty Thousand & no/100 (\$120,000.00) - - - - - Dollars, with interest thereon from date hereof at the rate of 5-3/4% per cent. per annum, said interest and principal sum to be paid as follows:

"Beginning on the 15th day of March, 1963, and on the 15th day of each month thereafter, the sum of Eight Hundred Forty-two & 50/100 Dollars, (\$842.50) to be applied on the principal and interest of this note until the 15th day of February, 1978, when any balance remaining due on principal, with accrued interest, shall be payable in full. The aforesaid monthly payments of Eight Hundred Forty-two & 50/100 (\$842.50) - - - - - Dollars each are to be applied first to interest at the rate of 5-3/4% per cent. per annum on the principal sum of One Hundred Twenty Thousand (\$120,000.00) Dollars, 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 interest of this note being payable in lawful money of the United States of America at the Home office of PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY in Chattanooga, Tennessee, or at such other place as the holder hereof may from time to time designate in writing.

"This note and the interest are secured by a first mortgage on real estate of even date herewith, on property located in Greenville County, South Carolina.

"If this note is placed in the hands of an attorney for collection, by suit or otherwise, or to enforce its collection, or to protect the security for its payment, the makers will pay all costs of collection and litigation together with a ten (10%) per cent. attorney's fee.

"All installments of principal and interest of this note shall bear interest after the due date at the rate of seven (7%) per cent. per annum.

"Upon failure to pay an installment of principal and interest of this note within 30 days after due, or upon failure to comply with any of the conditions or requirements in the mortgage securing this note, then the remaining installments of interest and principal secured by said mortgage shall at once become due and payable, at the option of the legal holder hereof.

"The makers and endorsers severally waive demand, presentment, protest and notice of protest and expressly agree that this note, or any payment hereunder, may be extended from time to time without in any way affecting the liability of the makers and endorsers hereof.

"By giving Payee of this note 60 days' advance written notice, privilege is given the payor after 12 months from date to make additional payments on the principal of this indebtedness on any date when interest becomes due and payable during the second, third, fourth, and fifth years of the loan, not to exceed 10% of the original indebtedness, including obligatory payments, non-cumulative. After 60 months from date the right is granted to make additional payments on any date when interest becomes due and payable by paying a premium of 3% of the amount, so prepaid during the 6th loan year; 2 1/2% during the 7th year; 2% during the 8th year; 1 1/2% during the 9th year; and 1% during the 10th year. After the 10th year prepayments may be made without premium. Provided further that such payments shall be for the exact amount of such portion of any consecutive number of the ensuing monthly payments as would be applied to principal if these monthly payments were made when due. If Payor should desire to refinance the within debt after 60 months from the date hereof, Payor agrees to offer the loan to the Payee on the same terms and conditions that such financing can be obtained from any lender, and Payee shall have the right of first refusal in the