

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS J. W. Kirkpatrick

am well and truly indebted to Southern Life and Trust Company

in the full and just sum of Fourteen Thousand Dollars (\$14,000.00)

Dollars, in and by my certain promissory note in writing, of even date herewith, due and payable on the

day of May 1920 as follows:

Fourteen Hundred Dollars (\$1400.00) two years after date; Fourteen Hundred Dollars (\$1400.00) three years after date; Fourteen Hundred Dollars (\$1400.00) four years after date; Twenty one Hundred Dollars (\$2100.00) five years after date; Thirty Five Hundred Dollars (\$3500.00) six years after date and Forty two Hundred Dollars (\$4200.00) seven years after date with interest from date

at the rate of 6 per centum per annum until paid; interest to be computed and paid semi-annually

and if unpaid when due to bear interest at same rate as principal until paid and I have further

promised and agreed to pay ten per cent. of the whole amount due for attorney's fees, to be collected by an attorney or through legal proceedings of any

kind, reference being hereunto had will more fully appear.

NOW, KNOW ALL MEN, That I the said J. W. Kirkpatrick

Handwritten signature and date: J. W. Kirkpatrick, May 6, 1920

in consideration of the said debt and sum of money aforesaid, and for the better

securing the payment thereof according to the terms of the said note and also in consideration of the further sum of Three Dollars to me

in hand well and truly paid at and before the sealing and delivery 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

Southern Life & Trust Company

all that piece, parcel, tract or lot of land situated in

Township, Greenville County, State of South Carolina,

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to-wit: Beginning at a stake on the corner of Pendleton and Calhoun Streets, and running thence with said Pendleton Street in a Westernly direction a distance of ninety-one (91) feet to a stake at the corner of lot formerly owned by Bessie S. Lawton; thence in a northerly direction with line of last mentioned lot one hundred and ninety-one (191) feet to a stake on an alley; thence with said alley in an easternly direction ninety-one (91) feet to a stake on said Calhoun Street; thence with Calhoun Street in a southernly direction one hundred and ninety-one (191) feet to the beginning corner, containing Seventeen thousand, one hundred and ninety (17,190) square feet, more or less. Being the same lot of land conveyed to J.W. Kirkpatrick by Allen J. Graham, by deed dated August 2nd, 1918, and recorded in R.M.C. Office for Greenville County in Volume 42, page 484.

And it is understood and agreed that this mortgage is executed and accepted upon the following conditions:

That the mortgagors, or one of them, shall insure his life in some reputable insurance Company doing business in the State of South Carolina, in a sum not less than Fifteen Thousand Dollars, and shall keep the said policy of insurance in force during the period for which said note and mortgage shall run, which said policy of insurance shall be assigned to the Company herein, as collateral security for the debt hereby secured, and in the event of the death of the said assured during the period for which said note and mortgage may run, it shall be the duty of the company herein named, at the request of the holder of said note and mortgage, or of the Guarantor herein named, to declare all of said indebtedness due and payable immediately, to collect the amount due on the said policy of insurance, and apply the proceeds to the payment of any of said indebtedness then remaining unpaid, together with all interest and any sums paid by the holder or holders of the said note and mortgage, or by the Guarantor, for taxes, insurance, or to remove prior liens or incumbrances and to the discharge of the debt hereby created, including any expense incurred in discharging said debt, rendering the over-plus, if any, to the legal representative of the mortgagors, or to the beneficiary or beneficiaries under said policy or policies as the case may be; but, if the mortgagors shall fail to pay the premiums of the said policy or policies of insurance, as the same shall become due and payable, then, upon the application of the Guarantor, it shall be the duty of the Company hereinbefore named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinbefore set out.