Vol 130.
MORTGAGE OF REAL ESTATE.
Form 2
WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 1991B

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:

Claude Ramseur SEND GREETING:

WHEREAS, I, the said Claude Ramseur

in and by my 10 certain promissory notes in writing, of even date with these presents, am well and truly indebted to

Pilot Life Insurance Company of Greensboro, North Carolina

in the full and just sum of Sixty-five hundred ($6,500.00)

Dollars, to be paid $650.00 one year after date; $650.00 two years after date; $650.00 three years after date; $650.00 four years after date; $650.00 five years after date; $650.00 six years after date; $650.00 seven years after date; $650.00 eight years after date $650.00 nine years after date and $650.00 ten years after date;

with interest thereon from date at the rate of 6 per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, 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 his 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 10 per cent. of the indebtedness as attorney's 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 Claude Ramseur

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Pilot 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 Claude Ramseur in hand well and truly paid by the said Pilot 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 Pilot Life Insurance Company:- All that certain lot or parcel of land situate, lying and being on the North side of Pettigru Street in the City of Greenville, County and State aforesaid, and being known and designated as Lot No. 3 in Block 10 of Boyce Dewa Subdivision as shown on plat recorded in Plat Book "A" at page 179, and having according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the north side of Pettigru Street, joint corner of lots Nos. 2 and 3; thence N. 15.0 W. along joint line of said lots, 126 feet 1 inch to iron pin on ten foot alley; thence N. 76.45 E. along said alley, 66 feet 8 inches to iron pin, corner of lot No. 4; thence S. 15.0 E. along line of lots Nos. 3 and 4, 126 feet 1 inch to iron pin on corner of Pettigru Street; thence S. 76-45 W. along Pettigru Street, 66 feet, 8 inches to the beginning.

And it is understood and agreed that this mortgage is executed and accepted upon the following conditions: That the mortgagor shall insure his life in some reputable insurance Company, doing business in the State of South Carolina, in a sum not less than sixty-five hundred ($6,500.00) Dollars, and shall keep the said policy of insurance in force during the period for which said notes 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 notes and mortgage may run, it shall be the duty of the Company herein named, at the request of the holder of said notes and mortgage, 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 said notes and mortgage, for taxes, insurance, or to remove prior liens or encumbrances, 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 representatives of the mortgagors, or to the beneficiary, or beneficiaries under said policy or policies, as the case may be; but, if the mortgagor shall fail to pay the premiums on 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.

State of South Carolina
County of Greenville
Personally appeared before me Evelyn Griffith and made oath that she saw the within named Claude Ramseur sign, seal and as his act and deed deliver the within Mortgage of Real Estate to the within named Pilot Life Insurance Company and that she with Wm. H. Hutt witnessed the execution thereof.
Sworn to before me this 17th day of September 1927.