

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **W.H. Balentine** SEND GREETING:

WHEREAS, **I**, the said **W.H. Balentine**
in and by **my** certain **promissory** note in writing, of
even date with these presents, **all** well and truly indebted to
Southern Life & Trust Company

in the full and just of **Twenty thousand (\$20,000.00) Dollars**
to be paid **as follows: \$2,000.00 Nov. 18, 1924; \$2,000.00 Nov. 18, 1925; \$2,000.00 Nov. 18, 1926; \$2,000.00 Nov. 18, 1927; \$2,000.00 Nov. 18, 1928; \$2,000.00 Nov. 18, 1929; \$2,000.00 Nov. 18, 1930; \$2,000.00 Nov. 18, 1931; \$2,000.00 Nov. 18, 1932 and \$2,000.00 Nov. 18, 1933.**

with interest thereon, from **Nov. 18, 1923** 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, said note further providing for an attorney's fee of **10 per cent of the amount due hereon** besides all costs and expenses of collection, to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That **I** the said **W.H. Balentine**

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said **Southern Life & Trust Company**

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to **me**, the said **W.H. Balentine**

in hand well and truly paid by the said **Southern Life & Trust 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 **Southern Life & Trust Company: All that certain piece, parcel**

or lot of land, situate, lying and being in the County and State aforesaid in the City of Greenville, on the east side of Rutherford Street, and having the following metes and bounds to-wit: Beginning at a stake, southeast corner of Rutherford and Randall Streets and running thence along said Rutherford St. S. 1.41 W. 138 feet 8 inches to a stone, corner of lot "D"; thence along line of last mentioned lot S. 85-39 E. 200 feet to a stake; thence N. 1.41 E. 138 feet 8 inches to a stake on the south side of Randal Street; thence along said Randall St. N. 85-39 W. 200 feet to beginning point, known and designated as Lots "E" and "F" on a plat of the Stone Land Company, made by J.E. Sirrine, Engineer, and recorded in R.M.C. Office for Greenville County in Plat Book "A", at page 337. Being the same lot of land conveyed to me by Fannie H. Cushman by deed dated October 19, 1920 and recorded in R.M.C. Office for Greenville County in Volume 69, page 115.

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 \$20,000.00 and shall keep 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 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 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 hereinabove 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 hereinabove set out.