WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 27465

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

I, Guy B. Foster SEND GREETING:

~~WHEREAS, SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, has issued to its certain policy of insurance, bearing register date the ..... day of ..... 192..., and numbered ....., agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and not then surrendered properly released, the sum of ..... ($ .....) DOLLARS, all in accordance with the terms and conditions of said policy this day duly assigned to SOUTHEASTERN LIFE INSURANCE COMPANY, as is evidenced by the note which this mortgage secures; and~~

Whereas, I the said Guy B. Foster

in and by my certain promissory note in writing, of even date with these presents, and well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Five Thousand and no/100 ($5000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date, at the rate of ~~seven (7%)~~ six (6%) per centum per annum, payable quarterly, both principal and interest being payable on an amortization plan as follows:

In thirty-nine (39) quarterly installments of One Hundred Sixty-seven and 50/100 Dollars,

each and a final installment of One Hundred Sixty-three and 60/100 Dollars,

The first installment being payable on the 18th day of September 1936

The second installment being payable on the 18th day of December 1936

The third installment being payable on the 18th day of March 1937

The fourth installment being payable on the 18th day of June 1937

and the successive installments on the same dates in each succeeding year thereafter, until the entire principal sum, with all interest thereon, is paid in full; 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 until paid, at the rate of ~~eight (8%)~~ seven (7%) per centum, per annum.

And if any portion of principal or interest be at any time past due and unpaid, ~~or in case of the default in the payment of any premium on said policy of insurance,~~ 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 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 Guy B. Foster, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN 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 Guy B. Foster in hand well and truly paid by the said SOUTHEASTERN 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 SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain piece, parcel, or lot of land with the buildings and improvements thereon, situate on the East side of North Main Street in Greenville Township, Greenville County, South Carolina, known and designated as Lot No 1 of Block H in the Subdivision known as Northgate, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book S at pages 135 and 136, the following metes and bounds, to-wit:

Beginning at an iron pin at the northeast corner of the intersection of North Main Street, and East Avondale Drive, running thence with the East side of North Main Street N. 15-20 E. 81.3 feet to an iron pin at corner of lots 1 and 2; thence with the joint line of said lots in an easterly direction 200 feet to an iron pin in line of lot No. 25 and at rear corners of lots 1 and 2; thence with the line of Lot No. 25 S. 15-20 W. 34.7 feet to an iron pin on the north side of East Avondale Drive; thence with the north side of said drive S. 82-52 W. 100 feet to a point; thence still with East side of said drive N. 79-28 W. 107.3 feet to North Main Street Extension, the beginning corner.

This is the identical lot conveyed to the mortgagor by deed of E. Dorman, Master, dated December 19, 1929, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deeds Vol. 149, page 292.