

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of Greenville

I, Bessie H. Richardson (Mrs. L. L. Richardson)

SEND GREETING:

WHEREAS, I the said Bessie H. Richardson (Mrs. L. L. Richardson)

in and by my certain promissory note in writing, of even date with these presents am 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 Three Thousand and no/100 (\$ 3,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6) per centum per annum, said principal and interest being payable in quarterly installments as follows:

Beginning on the 21st day of May, 1941, and on the 21st day of each August, November, February of each year thereafter the sum of \$ 100.32, to be applied on the interest and principal of said note, said payments to continue up to including the 21st day of November, 1950, and the balance of said principal and interest to be due and payable on the 21st day of February, 1951; the aforesaid quarterly payments of \$ 100.32 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$ 3,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each quarterly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; 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 seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, 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 and 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 Bessie H. Richardson (Mrs. L. L. Richardson) 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 in hand well

the said Bessie H. Richardson (Mrs. L. L. Richardson) 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, lying and being on the north side of Richardson Street, in the town of Simpsonville, County of Greenville, State of South Carolina, being known as Lots Nos. 1, 2 and 3 on plat made by E. E. Gary, Surveyor, January 31, 1941, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Richardson Street at corner of property of L. L. Richardson, said pin being 220½ feet west from the northwest corner of the intersection of Richardson and Main Streets, and running thence with the line of said L. L. Richardson property N. 14-30 W. 140 feet to an iron pin; thence S. 75-30 W. 250 feet to an iron pin; thence S. 14-30 E. 140 feet to an iron pin on the north side of Richardson Street; thence with the north side of Richardson Street N. 75-30 E. 250 feet to the beginning corner.

The above described property is composed of Lots Nos. 1, 2, 3 and 4 on plat of Hillcrest made by W. D. Neves and also a 10 foot strip along the east side of lot No. 1 of Hillcrest acquired under deed of L. L. Richardson, and said property was conveyed to the mortgagor herein by deeds as follows:

- (1) Deed from W. A. and H. P. Copeland to Mrs. L. L. Richardson conveying Lots Nos. 1 and 2 of Hillcrest, dated January 8, 1917, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 46, page 229.
- (2) Deed from S. J. Wilson to Bessie Richardson conveying Lot No. 3 of Hillcrest dated December 3, 1919, and recorded in said office in Deeds Volume 42, page 323.
- (3) Deed from W. W. Harling to Bessie H. Richardson conveying Lot No. 4 of Hillcrest, dated March 29, 1918, and recorded in said office in Deeds Volume 51, page 108.
- (4) Deed from L. L. Richardson to Bessie H. Richardson conveying a 10 foot strip, dated February 21, 1941, and to be recorded herewith.

Handwritten notes and signatures:
 Paid in full
 Bessie H. Richardson
 W. W. Harling
 S. J. Wilson
 W. A. and H. P. Copeland
 L. L. Richardson
 Seal of the County of Greenville, South Carolina
 Recorded in the Office of the Register of Deeds, Greenville, S. C., on [unclear] 1941.