

STATE OF SOUTH CAROLINA,  
 County of Greenville

I, T. Charles Gower

SEND GREETING:

WHEREAS, I the said T. Charles Gower

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 Six Thousand and no/100 (\$ 6,000.00) 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 10th day of August, 1941, and on the 10th day of each November, February, May and/ August of each year thereafter the sum of \$ 200.64, to be applied on the interest and principal of said note, said payments to continue up to including the 10th day of February, 1951 and the balance of said principal and interest to be due and payable on the 10th day of May 1951, the aforesaid quarterly payments of \$ 200.64 each are to be applied first to interest at the rate of six (6%) per centum per annum on the principal sum of \$ 6,000.00 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 T. Charles Gower 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 T. Charles Gower 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, lying and being in the City of Greenville, County of Greenville, State of South Carolina, in the block bounded by Main, Broad and Jackson Streets and Reedy River and having the following boundaries;

Beginning at a point (83/100) eighty-three hundredths of one foot S. 19-44 W. from the corner of Markley Blacksmith Shop at the southwest corner of two alleys, and running thence with one of said alleys; the new line thereof as laid down on the plat hereinafter referred to N. 69-30 W. (46-33/100) forty-six and thirty three hundredths feet to point in west wall of Blacksmith Shop where the alley widens from 15 to 20 feet; thence S. 19-44 W. with the west wall of said Blacksmith Shop (99 78/100) ninety-nine and seventy-eight hundredths feet to south wall of said building on a court; thence with line of said south wall S. 69-30 E. (46 33/100) forty-six thirty-three hundredths feet to the corner of said building on the cross alley; thence with the said alley N. 19-44 E. (99 73/100) ninety-nine and seventy-three hundredths feet to the beginning corner.

BEING THE LOT COVERED BY THE Blacksmith Shop formerly owned by Markley Hardware and Manufacturing Company and afterwards sold to Markley Realty Company, except strip (83/100) eighty-three hundredths of one foot in width is to be cut from the northern portion of lot occupied by said shop in order to make the alley a uniform width of 15 feet and being shown as Lot No. 11 on plat of Markley Realty Company made by J. E. Sirrine, March 26, 1914, and marked N. B. 261.

Being the identical property conveyed to the mortgagor herein by deed dated October 22, 1935, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 182, page 98.