

MORTGAGE OF REAL ESTATE

WALKER, EVANS & ROSSWELL CO., CHARLESTON, S. C. 14586-3-19-40

STATE OF SOUTH CAROLINA)

GREENVILLE COUNTY)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Eugene W. Beacham, of the City of Greenville, State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings:

WHEREAS, the said Mortgagor, is justly indebted to THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, a corporation organized and existing under the laws of the State of Tennessee, hereinafter spoken of as the Mortgagee, in the sum of Five Thousand one Hundred and no/100 (\$5,100.00) DOLLARS lawful money of the United States of America, secured to be paid by certain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, in the City of Nashville, in the State of Tennessee, of the sum of Five Thousand One Hundred and No/100 (\$5,100.00) DOLLARS in words and figures as follows:

PRINCIPAL NOTE

SECURED BY MORTGAGE

\$5,100.00

No. x

Greenville, South Carolina, April 26, 1943.

For value received, I or we, promise to pay to THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, INC., a Tennessee corporation with principal office at Nashville, Davidson County, Tennessee, or order, negotiable and payable without offset, at the Home Office of said Company, Nashville, Tennessee, the sum of Five Thousand One Hundred and no/100 (\$5,100.00) DOLLARS which together with interest at the rate of 4 1/2 per cent per annum is payable in 240 equal monthly instalments on the first day of each calendar month, beginning on the first day of June, 1943, each for the sum of Thirty-two and 27/100 (\$32.27) Dollars, and each of said instalments including:

(a) Interest calculated on the monthly decreasing balance of said principal sum, after the payment of each of the said monthly instalments; and,

(b) A payment on account of amortization of the principal of said loan.

Privilege is given to the borrower to make additional payments on the principal of this indebtedness on any date when interest becomes due and payable; provided, however, that such payments shall be for the exact amount of such portion of any consecutive number of the ensuing monthly payments as would be applied to principal if those monthly payments were made when due.

But if default be made in the payment of any one of the said principal or interest instalments, or in any of the covenants and agreements in the mortgage hereafter mentioned to be performed by the undersigned then in that case the whole sum of both principal and interest of this note, shall, at the option of the holder thereof, become due and payable at once, anything hereinbefore provided to the contrary notwithstanding. The makers and endorsers of this note hereby severally waive presentment, demand, protest and notice of dishonor, and also severally waive the benefit of their homestead or other exemptions as to this obligation. In case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, the makers agree to pay reasonable attorney's fee for making such collections.

This note with interest thereon is secured by a mortgage of even date herewith, executed by the makers hereof unto LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE to which reference is hereby made for the terms thereof.

Eugene W. Beacham (L.S.)

Elizabeth Newman Beacham (L.S.)

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note, with interest thereon, and also for and in consideration of the sum of One Dollars in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the South and west side of Belmont Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 62 on plat known as Part of McDaniel Heights made by Dalton & Neves, Engineers, April, 1941, and recorded in the R. M. C. office for Greenville County, S. C., in Plat Book L at page 14, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Belmont Avenue at the front corner of Lots No. 62 and 63 and running thence with the west side of Belmont Avenue 145 feet to an iron pin, running thence along a curved line still with Belmont Avenue in a northwesterly direction 28 feet to an iron pin; thence continuing with the curve of Belmont Avenue in a westerly direction