

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

I, W. Paul Skelton

SEND GREETING:

WHEREAS, I the said W. Paul Skelton

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 Twenty Thousand and No/100 (\$20,000.00) DOLLARS, to be paid at its principal office in Greenville, S. C. as follows:

The sum of \$2,000.00 to be paid on the 1st day of September 1945 and the sum of \$2,000.00 on the 1st day of September of each year thereafter until the principal is paid in full,

with interest thereon from date at the rate of five (5%) per cent, per annum, to be computed and paid semi-annually on the 1st day of March and on the 1st day of September in each year 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 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 10 per cent. of the indebtedness as attorney's 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 W. Paul Skelton Surety 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

Surety the said W. Paul Skelton 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 Surety

All that certain 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, on the East side of Augusta Street, and more particularly described as follows:

BEGINNING at the corner of Augusta and University Street and running thence along the North side of University Street in a Southeasterly direction 161 feet to iron pin; thence N. 38 E. 83 feet to iron pin; thence N. 47-3/4 W. 162 feet to iron pin on East side of Augusta Street; thence with Augusta Street S. 36 1/2 W. 91 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Surety Life Insurance Company dated August 1, 1944 and this mortgage is given to secure the credit portion of the purchase price of this property.

There are two frame dwellings located on the rear portion of this property and it is understood that the mortgagor herein will be permitted to tear down and remove said dwellings at any time during the term of this loan provided, however, that the said mortgagor shall first pay to the holder of the note secured by this mortgage, an additional principal payment in the amount of \$3,000.00.

Part of the purchase price of this property was paid by Surety Life Insurance Co. by Herman N. D. [unclear] Secretary

Witnesses
Wm P. Anderson
William B. Evans

SATISFIED AND CANCELLED OF RECORD
3 DAY OF Dec 1948
Ollie Barnsworth
REC. FOR GREENVILLE COUNTY, S. C.
AT 4:32 O'CLOCK P. M. NO 26397

1st day of September