

MORTGAGE OF REAL ESTATE-G.R.E.M. 9

STATE OF SOUTH CAROLINA, }
County of GREENVILLE }

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 LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of ELEVEN THOUSAND (\$11,000.00) Dollars (\$11,000.00) 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 Four and one-half (4 1/2) % per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 6th day of March, 1946 and on the 6th day of each month thereafter the sum of \$ 100.00 to be applied on the interest and principal of said note, said payments to continue until principal and interest are paid in full

the aforesaid monthly payments of \$ 100.00 each are to be applied first to interest at the rate of Four and one-half (4 1/2) % per centum per annum on the principal sum of \$11,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly 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, covenant or obligation 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 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 LIBERTY 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 LIBERTY LIFE INSURANCE COMPANY, in hand well and truly paid by the said LIBERTY 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 LIBERTY LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the West side of River Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of River Street at corner of property now or formerly of Miss Berry and running thence with the West side of River Street N. 1-4/5 E. 74 feet to a stake at corner of property now belonging to Conyers & Gower, Inc., thence with line of Conyers & Gower, Inc., property (formerly Walker) S. 71-00 W. 384 feet to an iron pin in line of property now or formerly of H. K. Townes; thence with said Townes property S. 18-10 W. 80 feet to an iron pin at corner of lot of Anna J. Stathos; thence with said Stathos line N. 71-43 E. 68 feet to an iron pin in line of property now or formerly of Second Presbyterian Church; thence with the line of said Church property N. 19-00 W. 11 feet to an iron pin at corner of property of said Church and mortgagor; thence with the line of said Church property and with line of Berry property N. 71-00 E. 288 feet to an iron pin on the West side of River Street, the beginning corner.

This is the same property that was conveyed to the mortgagor herein by deeds of Roberta Davis and James T. Finley, dated December 29, 1944 and September 15, 1945, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Vol. 271, Page 174, and Vol. 280, Page 373.

Together with all rights which the mortgagor herein has in and to the use of that 15 foot private driveway lying partly on the north side of the above described property and on the south side of property of Conyers & Gower adjacent thereto, said rights of the mortgagor being fully set forth in agreement between Conyers & Gower and T. Charles Gower dated September 27, 1945, recorded in Deed Book 281, Page 13.