

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,) TO
 COUNTY OF GREENVILLE.)

SEND GREETING:

WHEREAS we the said M. T. Floyd and Genia H. Floyd in and by *J. W. R. E. M.* certain promissory note, in writing of even date herewith are truly indebted to the Carolina Life Insurance Company of Columbia, S. C. in the full and just sum of THIRTY TWO HUNDRED FIFTY (\$3250.00) Dollars, with interest thereon from date, at the rate of four (4%) per-annum, said interest and principal to be paid in monthly installments as follows:

Beginning on the 25th, day of March 1946, and on the 25th, day of each successive month thereafter, the sum of Thirty Two and 91/100 (\$32.91) Dollars, to be applied on the interest and principal of this note until the said principal and interest shall be paid in full.

Now, Know All Men, That we the said M. T. Floyd and Genia H. Floyd in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said CAROLINA LIFE INSURANCE COMPANY, a corporation according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to us the said M. T. Floyd and Genia H. Floyd in hand well and truly paid by the said CAROLINA LIFE INSURANCE COMPANY at and before the sealing and delivery 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 Carolina Life Insurance Company, its successors and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Eastern Side of Chandler street, being known and designated as Lot No. 98 of Block "C" on plat of the property of Mountain View Land Company, recorded in Plat Book "A" at page 396 in the R. M. C. office for Greenville County and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Chandler street, at the joint corners of lots Nos. 97 and 98, which pin is 300 feet North from Martin street, and running thence with the line of lot No. 97, S. 89½ E. 148 feet to an iron pin on a 10 foot alley; thence with the Western side of said alley S. 11½ E. 50 feet to an iron pin, corner of lot No. 99; thence with the line of lot No. 99 N. 89½ W. 148 feet to an iron pin on Chandler street; thence with the Eastern side of Chandler street N. 11½ W. 50 feet to the point of beginning. Said premises being the same this date conveyed to the mortgagor by Mary H. Farrow by deed to be recorded herewith.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Carolina Life Insurance Company, its successors and Assigns forever.

AND We do hereby bind ourselves and our Heirs, Executors, and Administrators, to warrant and forever defend all and singular the said Premises unto the said Carolina Life Insurance Company, its successors and Assigns, from and against ourselves and our Heirs, Executors Administrators and Assigns lawfully claiming or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said M. T. Floyd and Genia H. Floyd and their Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assigns the Policy of Insurance to the said Carolina Life Insurance Company and in case that they or their executors, administrators, shall, at any time, neglect or fail so to do, then the said Carolina Life Insurance Company may cause the same to be insured in its name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of six per cent. per annum, from the date of such payment under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagors, their Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged when due and payable and in case they fail to do so, the said Mortgagee, Carolina Life Insurance Company, its successors Administrators or Assigns, may pay the said taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of six per cent. per annum, from the date of such payments under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if we the said M. T. Floyd and Genia H. Floyd do and shall

SATISFIED AND CANCELLED OF RECORD
 DAY OF JAN 19 1953
 OLLIE FLOYD
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 BLOCK "C" M. NO. 772

J. W. R. E. M.
See Section 547 Page 330