

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

THIS INDENTURE, made the Eleventh day of March in the year one thousand nine hundred and twenty-one between John L. Coggins, of the County and State aforesaid and THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation organized and existing under the laws of the State of New York, having its principal office at Number 120 Broadway, in the Borough of Manhattan, of the City of New York, party of the second part; the said party of the first part being hereinafter known and designated as the MORTGAGOR, and the said party of the second part being hereinafter known and designated as the MORTGAGEE;

WITNESSETH: WHEREAS, the said mortgagee has issued to John L. Coggins its certain policy of insurance, bearing register date the first day of March, 1921, and numbered 4911097 agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of Four thousand

(\$4000.00) DOLLARS, all in accordance with the terms and conditions of said policy. WHEREAS, the said mortgagor is justly indebted to the said mortgagee in the sum of Four thousand

(\$4000.00) DOLLARS, gold coin of the United States of America of the present standard of weight and fineness, secured to be paid, together with the premiums on said policy of insurance, by a certain bond or obligation bearing date herewith, conditioned for the payment thereof at the principal office of the said mortgagee in the City of New York in Plat Book C, page 223 equal monthly instalments, each of the sum of Twenty

(\$60.24) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of March, 1921, and each such instalment, except the first, which does not include interest, including:

- (a) A payment on account of the principal of said loan;
- (b) Interest at the rate of six per centum per annum, duly discounted, on the monthly decreasing balance of said principal sum which will remain unpaid on said loan after the payment of each of the said monthly instalments; and
- (c) The monthly premium on said policy of life insurance, it being in said bond expressly agreed that the whole of said principal sum, or the balance thereof from time to time outstanding, shall become due after default in the payment of any one of said instalments, or of the taxes, assessments or water rates, as thereinafter provided, anything therein to the contrary notwithstanding.

NOW THIS INDENTURE WITNESSETH, that the mortgagor, for the better securing the payment to the said mortgagee of the said sum of money mentioned in the condition of the bond or obligation as aforesaid, with interest thereon, and also for and in consideration of the sum of One Dollar to the mortgagor, and paid by the mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do sell, bargain, sell and convey unto the said mortgagee, its successors and assigns, forever:

All that certain piece parcel or lot of land situate, lying and being in the County and State aforesaid, in Ward 5 of the City of Greenville, and having the following metes and bounds, to-wit:

Beginning at a point 185 feet from the southwest inter section of Memminger Street and Arlington Avenue, corner of lots nos. 8 and 9 and running thence along Memminger Street S. 16-15 N. 60 feet to a point, corner corner of Lots nos. 9 and 10, thence N. 73-45 W. 157 feet to a point on a 15 foot alley, thence N. 16-15 E. 60 feet to corner corner of Lots nos. 8 and 9; thence S. 73-45 E. 157 feet to the beginning corner, being known as Lot no. 9 on plat of H. P. Mills' property, recorded in Plat Book C, page 223.