

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the 3rd day of February, 1932, in the year one thousand nine hundred and thirty-two, between Robert L. Helborn

part of the first part, 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 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 Robert L. Helborn

its certain policy of insurance, bearing register date the first day of February, 1932, and numbered 716189, 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 Seven Hundred and no/100 (\$4,700.00) 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 Seven Hundred and no/100 (\$4,700.00) DOLLARS, gold coin of the United States of America, from 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 even date herewith, conditioned for the payment thereof at the principal office of the said mortgagee in the City of New York in One Hundred Eighty Eight (188) regular equal monthly instalments, each of the sum of Fifty Six & 15/100 (\$56.15) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of February, 1932, and each 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 by said loan after the payment of each of the said monthly instalments; and
- (c) The monthly premium on said policy of life insurance.

And until the date on which the regular monthly instalments begin to be payable conditioned further for the payment of the interest on said principal sum and the monthly premiums on said policy of life insurance in thirty-five monthly instalments of \$... each commencing on the first day of... 19... and one month's interest in the sum of \$... on the first day of... 19... with the first regular monthly instalment which does not include interest.

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 therein after 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... in hand paid by the mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, 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 Greenville Township, County and State aforesaid, on the Northern side of Arlington Avenue, in the City of Greenville, being known and designated as all of Lot No. 6 and a portion of Lots Nos. 4 and 8, as shown on plat of property of Pendleton Street Realty Association, recorded in the R. M. O. Office for Greenville County, in Plat Book A, at pages 122 and 123, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the Northern side of Arlington Avenue, which iron pin is 135 feet in a Westerly direction from the Northwest corner of the intersection of Sumner Street and Arlington Avenue, and running thence N. 17-0 E. 201 feet, 1 1/2 inches to iron pin in line of Lot no. 3, thence along the rear line of Lots nos. 3, 5 and 7, N. 72-58 W. 100 feet to an iron pin; thence S. 17-0 W. 201 feet, 1 1/2 inches to an iron pin on the Northern side of Arlington Avenue; thence along the line of said Avenue, S. 72-58 E. 100 feet to the point of beginning. Being the same lot of land conveyed to the mortgagor by deed, recorded in the R. M. O. Office for Greenville County, in Volume 11 at page 109, and Volume 157, page 28.

RECORDED AND INDEXED BY Mrs. Allie Hester May 14 1932 #6439