

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the 4th day of May, in the year one thousand nine hundred and thirty two, between Walker L. Ivie

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 Walker L. Ivie,

its certain policy of insurance, bearing register date the first day of May, 1932 and numbered 8814 057, 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 Two Thousand, Five Hundred

(\$ 2,500.00) DOLLARS, all in accordance with the terms and conditions of said policy. Two Thousand Five Hundred

WHEREAS, the said mortgagor justly indebted to the said mortgagee in the sum of

(\$ 2,500.00) 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 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 and twenty

each of the sum of Thirty four & 94/100

(\$ 34.94) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of May, 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 on 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 thereafter 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 with the buildings and improvements thereon, situate, lying and being in Greenville County, State of South Carolina, on the South side of West Stone Avenue in the City of Greenville, and being more particularly described as follows:-

Beginning at an iron pin on the South side of West Stone Avenue 41.25 feet East from the Northeast corner of the Perry lot and running thence in a Southerly direction 262 1/2 feet, more or less, to a point 39.75 feet from the line of the Perry lot above referred to, and in the line of the Perry lot at the rear; thence with Perry's line S. 87 E. 41.25 feet, more or less, to an iron pin on the South side of West Stone Avenue thence along the line of said Avenue, 42.75 feet, more or less, to the beginning corner; and being the same lot of land conveyed to the mortgagor by three separate deeds recorded in the R. M. C. Office for Greenville County in Deeds, Volume 58, page 105, Volume 82, page 426; and Volume 97, page 527.

13th Oct. 38
Alice Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:10
#11676