

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

THIS INDENTURE made the *twenty seventh* day of *March* 19*25*, in the year one thousand nine hundred and *twenty five* between *B. D. Cain* and *Marance*

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, part of the second part; the said part... 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

the certain policy of insurance, bearing register date the first day of... 19... and numbered... 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... DOLLARS, all in accordance with the terms and conditions of said policy.

WHEREAS, the said mortgagor... justly indebted to the said mortgagee in the sum of *Fifteen thousand*...

... 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, 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 thirty three*...

... regular equal monthly instalments, each of the sum of *Fifteen*...

... DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of *April* 19... 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 of 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, he... granted, bargained, sold and released and by these presents of the grant, bargain, sell and convey unto the said mortgagee, its successors and assigns, forever:

That certain lot or parcel of land situate, lying and being in the County and State aforesaid, near the corporate limits of the City of Greenville, and being known and designated as a portion of Lot no. 6 of the Buist property, according to a plat of record in Plat Book E, page 70, and having the following metes and bounds,

beginning at a stake on the South side of Mountain View Avenue, at the joint corner of Lots 5 and 6, which point is 500 feet from Putnam Street, and running thence with said Mountain View Avenue S. 65.20 E. 75 feet to a stake; thence S. 20 31. 189.5 feet to a stake on line of lot no. 10; thence with line of Lot no. 10 S. 65.20 E. 75 feet to a stake at joint corner of Lots nos. 3 & 4; thence with the joint line of lots 5 and 6 N. 24. 18. 10 feet to the beginning corner.

The mortgage is given to secure a portion of the purchase price of the within described property. The mortgagor has the right and privilege to anticipate any or every part of the mortgage indebtedness at any monthly payment date.



*6th July 25
M. A. Heskham
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11:53*