

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the 20th day of May, 1953, in the year one thousand nine hundred and thirty-eight, between J. A. Baugh, Jr.

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 the said mortgagee a certain policy of insurance, bearing register date the first day of June, 1938, and numbered 1000000000, 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 \$3,500.00.

WHEREAS, the said mortgagee has justly indebted to the said mortgagee in the sum of Thirty-five Hundred Dollars (\$3,500.00) and has agreed to pay the same with interest thereon.

(\$3,500.00) 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 at the rate of 5% per centum, all annuities from the 28th day of June, 1938, according to the terms of a certain note or obligation, each of the sum of \$100.00, bearing even date herewith, providing for the payment thereof in instalments, the last of which is due and payable on the 15th day of February, 1953.

And until the date on which the regular monthly instalments begin to be payable, the mortgagee shall be liable for the payment of the interest on said principal sum and the monthly premiums on said policy of life insurance in party five monthly instalments of \$100.00 each commencing on the first day of July, 1953, and one month's interest in the sum of \$100.00 on the first day of July, 1953.

NOW THIS INDENTURE WITNESSETH, that the mortgagee, 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 mortgagee, 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:

In the presence of: all that certain piece or parcel or lot of land situate lying and being in Greenville County, South Carolina, and being a portion of the north side of 2nd Street, between the streets of William and Ruston, and designated as Lot no. 6 in Block 15 of the A. P. Miller property, as shown on plat thereof recorded in the P. M. C. Office for Greenville County in Plat Book "F", at page 171, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Prentiss Avenue, which iron pin 124 feet in a southerly direction from the northwest corner of the intersection of Prentiss Avenue and Mission Street, and running thence N. 44-33 E. 180 feet to an iron pin on the East side of a 16 foot alley; thence with the line of said alley, S. 45-27 E. 62 feet to an iron pin; thence S. 44-33 E. 180 feet to an iron pin on the northwest side of Prentiss Avenue; thence with the line of said Avenue, N. 45-27 E. 62 feet to the point of beginning.

Being the same property conveyed to the mortgagee herein by George B. Smith, by deed dated September 1931, and recorded in the P. M. C. Office for Greenville County, South Carolina, Volume 163, at page 338.

Together with all and singular the tenements, hereditaments and appurtenances thereof, including all fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real estate, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property including, but without being limited to, all screens, awnings, storm windows and doors, window shades, inlaid floor coverings, shrubbery, plants, stoves, ranges, refrigerators, boilers, tanks, furnaces, radiators, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and incinerating equipment of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures and accessories to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage.

This Mortgage Assigned by Protective Life Insurance Co. on 10th day of May 1944. Assignment recorded in Vol 327 of R. F. Mortgages on Page 25 # 5937

RECORDED OF RECORD 53. SATISFIED AND CANCELLED BY DAY OF JANUARY 1953. OLIE GREENVILLE COUNTY, S.C. A.M. NO. 19076