

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the 28th day of August, 1939, in the year one thousand nine hundred and thirty-nine, between D. H. Still

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

its certain policy of insurance, bearing register date the first day of August, 1939, and numbered 1000000000, agreeing to pay to the beneficiary named in 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 mortgagee is justly indebted to the said mortgagee in the sum of \$29,70.00

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 such date hereinafter conditioned for the payment thereof at the principal office of the said mortgagee in the City of New York, per annum from the 20th day of August, 1939, according to the terms of a certain note or obligation, bearing such date regular equal monthly installments, each of the sum of \$10.00, providing for the payment thereof in installments, the last of which is due and payable on the 15th day of April, 1951.

( \$ ) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of August, 1939, and each installment except the first, which does not include interest, including

- (a) Payment on account of the principal of said loan;
- (b) Interest at the rate of 6% per centum per annum, 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 installments; and
- (c) The monthly premium on said policy of life insurance.

And until the date on which the regular monthly installments 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 installments of \$10.00 each commencing on the first day of August, 1939, and one month's interest in the sum of \$10.00 on the first day of August, 1939, with the first regular monthly installment which does not include interest.

It being so said bond or obligation 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 installments, or of the taxes, assessments or water rates, as hereinafter provided, anything to the contrary notwithstanding.

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 or 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, 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 just South of the corporate limits of the City of Greenville, County and State aforesaid, on Cateches Road, and being Lot 74 on plat of Cherokee Park, recorded in Plat Book of Greenville County, page 96, R. M. C. Office for Greenville County, having, according to said plat, the following lines and bounds, to-wit:

Beginning at an iron pin on Cateches Road joint corner of Lots 74 and 75, running thence S. 75-45 N. 60 feet to an iron pin, joint corner of Lots 73 and 74; thence south line of Lot 73, N. 14-15 N. 188 feet to an iron pin; thence N. 74-45 E. 60 feet to an iron pin; thence S. 14-15 E. 188 feet to the beginning corner.

Being the same lot of land conveyed to the mortgagee herein by deed dated August 28, 1939, to be delivered and recorded simultaneously with the execution and delivery of the within mortgage.

This mortgage is given to secure a portion of the purchase price of the within described property.

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, showery 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 accessory 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.

