

MORTGAGE OF REAL ESTATE

38579 PROVIDENT-ACCIDENT CO.-GREENVILLE

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JAMES H. JOHNSON SEND GREETING:

WHEREAS, I the said James H. Johnson, in and by my certain promissory note or obligation bearing even date herewith, stand indebted unto PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY (a corporation duly chartered under the laws of the State of Tennessee, and duly licensed to do business within the State of South Carolina, by the laws of said State) in the full and just principal sum of Eleven Thousand (\$11,000.00) Dollars, with interest thereon from the date hereof, at the rate of five (5%) per cent per annum, said interest and principal sum payable in installments as follows:

BEGINNING on the first day of June, 1938, and on the first day of each month thereafter, the sum of One Hundred Sixteen and 71/100 (\$116.71) Dollars, and the balance of said principal sum payable on the first day of May, 1948; the aforesaid monthly payments of One Hundred Sixteen and 71/100 (\$116.71) Dollars each are to be applied first, to interest at the rate of five (5%) per cent per annum on the principal sum of Eleven Thousand (\$11,000.00) Dollars, or so much thereof as shall from time to time remain unpaid, and the balance of each monthly payment shall be applied on account of principal. as reference being had to said note will more fully appear; default in the payment of any installment of principal or interest to render the whole debt due at the option of the mortgagee.

NOW, KNOW ALL MEN, That I, the said James H. Johnson, in consideration of the said debt and the sum of money aforesaid, and for the better securing the payment thereof to the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation as aforesaid, according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said James H. Johnson, in hand well and truly paid by the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY the following described real estate, to-wit:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being just outside the corporate limits of the City of Greenville in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 3, and the Western portion of Lot No. 4 of Addition No. 1 to Forest Hills, as shown on plat made by Dalton & Neves, Engineers, March, 1937, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book D, at pages 226 and 227 and having, according to said plat and a recent survey thereof by W. M. Rast, Engineer, May, 1938, the following metes and bounds:

BEGINNING at an iron pin on the south side of Crescent Avenue (formerly known as Oliver Street) at the joint corner of Lots 2 and 3, said pin also being 150 feet East from the corner of Alta Vista property, and running thence with joint line of Lots 2 and 3 S. 2°-55' E. 311 feet to an iron pin on the Northwest side of East Lanneau Drive; thence with said Lanneau Drive N. 54°-22' E. 106.7 feet to a point, joint rear corner of Lots 3 and 4; thence continuing along the Northwest side of East Lanneau Drive N. 38°-20' E. 66.4 feet to an iron pin in the rear line of Lot No. 4; thence N. 2°-55' W. 199 feet to an iron pin on the South side of Crescent Avenue; thence with the South side of Crescent Avenue S. 77°-48' W. 45 feet to an iron pin; joint corner of Lots 3 and 4; thence continuing with the South side of Crescent Avenue N. 87°-13' W. 90 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed dated September 17, 1937, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Vol. 200, at page 61.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, its successors and assigns, from and against myself and my heirs, executors, administrators and assigns, and all others whomsoever, lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, his heirs, executors or administrators, shall and will forthwith insure the house and buildings now or hereafter erected on said lot and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, in some insurance company or companies approved by the mortgagee, in a sum satisfactory to the mortgagee, and assign the said policy or policies of insurance to the said mortgagee, its successors or assigns, and in case he shall at any time neglect or fail so to do then the said mortgagee, its successors or assigns, may cause the same to be insured in its own name and the amounts paid for the premiums shall become a lien on the above property, and enforced as the principal obligation.

Handwritten notes and signatures:
- "Paid" (circled)
- "Satisfied" (circled)
- "This is the same as..."
- "Recorded and Canceled" (stamp)
- "FOR GREENVILLE COUNTY, S. C." (stamp)
- "13" (handwritten)