

Oct. Life Ins. Co. of Va.
Mortgage on Pag Vol. 275

Reconstruction Finance Corporation
August 38 114 154

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA.

WHEREAS, ISABEL G. JACKSON, of Greenville County, South Carolina, (hereinafter designated as Mortgagors) is indebted to MADISON INVESTMENT COMPANY, INCORPORATED, a corporation of the State of Virginia, (hereinafter designated as Mortgagee), in the sum of FORTY-SEVEN HUNDRED (\$4,700.00) DOLLARS, for money lent as evidenced by one promissory note of FORTY-SEVEN HUNDRED (\$4,700.00) DOLLARS of even date herewith, with interest thereon at the rate of five per cent per annum from July 15, 1938, made by Isabel G. Jackson, payable to the order of Madison Investment Company, Incorporated, at the State-Planters Bank and Trust Company, Richmond, Virginia, the said indebtedness both principal and interest, payable in installments as follows: \$30.00 monthly commencing August 15, 1938, and on the 15th of each month thereafter up to and including June 15, 1939, and \$530.00 on July 15, 1939; \$30.00 monthly commencing August 15, 1939, and on the 15th of each month thereafter up to and including June 15, 1940, and \$530.00 on July 15, 1940; \$30.00 monthly commencing August 15, 1940, and on the 15th of each month thereafter up to and including June 15, 1941, and \$530.00 on July 15, 1941; \$30.00 monthly commencing August 15, 1941, and on the 15th of each month thereafter up to and including June 15, 1942, and \$530.00 on July 15, 1942; \$30.00 monthly commencing August 15, 1942 and on the 15th of each month thereafter up to and including June 15, 1942, and the balance of said principal and interest due and payable on July 15, 1943. As the monthly payments are made, the interest on the principal indebtedness is to be paid for the preceding month, and the balance credited on the principal monthly, and with interest at 7% per annum after maturity upon each installment of principal and interest not paid on the dates on which the respective payments are due, and the note with its accruing interest to be secured by this conveyance; as will more fully appear by reference to said note.

KNOW ALL MEN BY THESE PRESENTS, That, the said Isabel G. Jackson, of Greenville County South Carolina, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Madison Investment Company, Incorporated, its successors or assigns, all of the following described property, to-wit:

"All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, near the City of Greenville, and lying on the southeast corner of Augusta Road and Blassingame Street, being all of Lot No. 11 and a triangular portion of Lot No. 12 of the property as shown on plat of James F. and Lena C. Yeager made by R. E. Dalton, Engineer, October, 1922, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast corner of Augusta Road and Blassingame Street and running thence with Blassingame Street N. 62-51 E. 219 feet to a stake corner of Lots Nos. 10 and 11; thence with line of Lot No. 10, S. 26-30 E. 80.9 feet to a stake; thence S. 73-30 W. 82.75 feet to a stake in joint line of Lots Nos. 11 and 12; thence with said line S. 45-57 W. 102.2 feet to a stake on the Augusta Road; thence with the Augusta Road No. 49-29 W. 103 feet to the beginning corner."

Being the same property conveyed to the mortgagors herein by deed from Madison Investment Company, Incorporated and Richmond Mortgage and Loan Corporation of even date herewith, and which deed is to be filed for record along with this mortgage.

This mortgage is a contemporaneous purchase money mortgage and secures the payment of purchase money due by the mortgagors thereon.

The mortgagors reserves the right and privileges of anticipating payment of the debt herein in multiples of \$100.00 at any time.

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 Premises before mentioned unto the said Mortgagee, its successors and assigns forever.

And said Mortgagors do hereby bind themselves and their heirs, successors and assigns to warrant and forever defend all and singular the said premises unto the said Mortgagee, its successors and assigns against themselves and their heirs successors and assigns, and against every person whomsoever, lawfully claiming, or to claim, the same or any part thereof.

Provided always nevertheless, and it is the true intent and meaning of the parties to these presents that if the said Mortgagors do, and shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the said debts and sums of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of this instrument and of the said note and the conditions therein written; then this deed of bargain and sale shall cease and be void; otherwise, it shall remain in full force and authority.

And it is agreed, by and between the parties hereto, that the said Mortgagors, their heirs successors and assigns, shall keep the buildings erected, or to be erected on said premises insured against loss and damage by fire, with loss payable to said Mortgagee for \$4,700.00 in such company or companies as shall be approved by the said Mortgagee, its successors and assigns, and shall deliver the policy or policies to the said Mortgagee, and the said Mortgagors agree to deliver renewals of said insurance policies to the said Mortgagee one week in advance of the expiration date of any such policy or policies held by the Mortgagee with evidence that the

This Mortgage Assigned to Essex Investment Corp. on May 16th day of May 1942. Assignment recorded in Vol. 312 of R. E. M. Records on Page 22. # 5760

Handwritten notes and signatures, including "17th 264" and "1945".