

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

Sol Knigoff of Greenville County, in the State aforesaid, SEND GREETING:

WHEREAS, the said mortgagor is indebted in and by a certain note of even date herewith for the principal sum of FIFTEEN THOUSAND and no/100 (\$15,000.00) Dollars, bearing interest at the rate of four per cent per annum, payable December 28, 1939, and semi-annually, said note being payable to the order of The Life Insurance Company of Virginia, a corporation, at its Home Office, Richmond, Virginia, in installments as follows:

\$750.00 payable December 28, 1939	\$750.00 payable December 28, 1942
\$750.00 payable December 28, 1940	\$750.00 payable December 28, 1943
\$750.00 payable December 28, 1941	\$11,250.00 payable December 28, 1944

NOW KNOW ALL MEN, That the said mortgagor in consideration of the said Debt and Note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part, and the performance of the covenants herein contained, to the said The Life Insurance Company of Virginia, according to the condition of the said Note, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said 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 and sell and release, unto the said The Life Insurance Company of Virginia, its successors and assigns the following property situated in the County of Greenville City of Town of Greenville, State of South Carolina to wit:

All that lot of land situate in the City of Greenville, County of Greenville, South Carolina, in Block between Coffee and Washington Streets, BEGINNING at a point on the East side of Main Street in center of a wall which point is 93 feet 10 $\frac{1}{2}$ inches South of the Southwest corner of Main and Coffee Streets and running thence with the center of said wall and beyond said wall S. 70.50 E. 96 feet to an iron pin; thence S. 20 W. 6 feet and five inches to an iron pin on an alley; thence with said alley S. 20 W. 9 feet and 6 inches to a point in the Northern side of a wall; thence along the Northern side of said wall N. 71.26 W. 16 feet and four inches to a point on said wall; thence entering a wall S. 19.50 W. 4 inches to a point in said wall; thence along a line four inches South of the Northern side of said wall and along a line in the center of another wall N. 70.50 W. 79 feet and 8 inches to a point on the Eastern side of North Street in the center of a wall which point is 110 feet three and a half inches South of the Southeast corner of Main and Coffee Streets; thence with the Eastern side of North Main Street, N. 20 E. 16 feet and five inches to the point of beginning.

Mortgagor is granted privilege to prepay up to one-fifth of the amount of the loan balance in any one year on any semi-annual interest date provided thirty days prior written notice of such intention to prepay is furnished this Company.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; also all electric wiring, heating plumbing and heating fixtures and appliances for heating, lighting, and refrigeration, screens, awnings, shades, or other equipment now or hereafter installed in or on said premises by the mortgagor, or owner, and used or for use therein or thereon shall be held to be real fixtures and part of the mortgaged property hereby conveyed whether attached to the freehold or not and subject to the lien of this instrument provided, however, that trade fixtures and other personal fixtures of any tenant now or hereafter installed are not intended to be included in this provision and shall not be in any wise affected hereby or subject to the lien hereof.

TO HAVE AND TO HOLD all and singular the said premises unto the said The Life Insurance Company of Virginia, its successors and assigns forever. And the mortgagor hereby binds himself, his heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said premises unto the said Company, its successors and assigns, from and against the mortgagor and all other persons lawfully claiming or to claim the same or any part thereof.

PROVIDED always, nevertheless, and it the true intention and meaning of the parties to these Presents, that if the said mortgagor do, and shall, well and truly pay, or cause to be paid, unto the said Company, or its order or Agent, the said debt or sum of money aforesaid, with the interest thereon to time of payment, and shall perform the Covenants herein contained, according to the true intention and meaning of said Note and this Mortgage, then this Deed of Bargain and Sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

1. AND IT IS COVENANTED, By and between the said parties, that the said mortgagor shall and will insure the house and buildings on said land in such Insurance Company or Companies as may be approved by the said The Life Insurance Company of Virginia, or its Agent, in the sum of not less than \$10,000.00 Fire and will keep the same insured from loss or damage by fire and tornado and will assign the Policy or Policies of Insurance to the said Company; and that in case the mortgagor shall at any time neglect or fail so to do, then the said Company or its Agent may cause the same to be insured in its name, and reimburse itself for the premium and expenses of such insurance, with interest thereon at the rate of six per centum per annum; and that the same shall