

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

EUGENE SAGAN and ARLENE SAGAN, his wife, of the Village of South Orange, in the County of Essex and State of New Jersey, SEND GREETINGS:

WHEREAS, the said EUGENE SAGAN, in and by his certain promissory note in writing, of even date with these Presents is well and truly indebted to THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of New Jersey, in the full and just sum of ONE HUNDRED EIGHTY-FIVE THOUSAND (\$185,000.00) DOLLARS, to be paid at its Home Office in Newark, New Jersey, together with interest thereon until maturity at the rate of four (4%) per centum per annum as follows:

The sum of \$2,543.75 on the first days of February, May, August and November in each and every year beginning August 1st, 1950, and to and including February 1st, 1965; each payment so made to be applied first to interest on the unpaid balance of principal at the rate of four per cent per annum, and the remainder of each payment is to be credited on said principal sum, and the entire unpaid balance of principal together with all accrued interest is to be due and payable on May 1st, 1965.

The undersigned reserves the right, during the period commencing May 1st, 1955, to and including May 1st, 1960, to pay this note in full by paying in addition to the principal and interest due thereon a further charge of one (1%) per cent of the unpaid principal amount, and the further right to pay the balance of the note in full after May 1st, 1960, without any further charge in addition to the principal and interest.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments or any part thereof as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein for a period of thirty days, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a

*Mr. Greenman Agreement: See R. & M. Book 1018 Page 1159*

FOR REFERENCE TO THIS MORTGAGE AND

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RECORDED AND INDEXED IN BOOK 1159 PAGE 13 OF JAN 1951  
RECORDED FOR GRANT IN BOOK 1159 PAGE 13 OF JAN 1951  
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