

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

THIS INDENTURE, made the first day of December in the year one thousand nine hundred and twenty

between Kathryn Smith Gower 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 at Number 120 Broadway, in the Borough of Manhattan, of the City of New York, party of the second part of the said part 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 J. Charles Gower of Greenville, South Carolina its certain policy of insurance, bearing register date the first day of December, 1920, and numbered 4,909,403 conditioned for the payment unto Kathryn Smith Gower upon receipt of due proof of the death of the said J. Charles Gower

provided said policy be then in force and be then surrendered properly released, of the sum of Four Thousand Five Hundred Dollars, upon the terms therein set forth, and conditioned on the payment to the said mortgagee of a monthly premium of \$15.44 Dollars, until the death of the said

Whereas, the said mortgagor is jointly indebted to the said mortgagee in the sum of Four Thousand Five Hundred 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 even date herewith, conditioned for the payment thereof at the principal office of the said mortgagee in the City of New York, in One Hundred Twenty (121) equal monthly installments, each of the sum of \$64.10

(\$64.10) Dollars, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of December, 1920, and each such installment, except the first, which does not include interest, including:

- (a) A payment on account of the principal of said loan
- (b) Interest at the rate of six per centum per annum, duly 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 insurance, computed at the said mortgagee's adopted rates for fractional premiums; it being in said bond expressly 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 thereafter provided, anything therein to the contrary notwithstanding.

Now this Indenture Witnesseth, that the mortgagor, for the better securing the payment to the said mortgagee of the said sum of money mentioned in the condition of the bond or obligation as aforesaid, with interest thereon, and of the premiums upon the payment of which said policy of life insurance is conditioned, and also for and in consideration of the sum of One Dollar to the mortgagor, in hand paid by the mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and convey unto the said mortgagee, its successors and assigns, forever:

All that certain lot or parcel of land, lying and being in the City of Greenville, in the State aforesaid, on the North side of Perry Avenue, between Calhoun and Ware Streets, and being known and designated as lots 1 and 2, as shown on plat of record in plat book "A" at page 497, and having the following meter and bounds, to-wit:

Beginning at a stake on Perry Avenue which stake is Seventy-Seven (77) feet, three (3) inches from the Southeast corner of Perry Avenue and Calhoun Street and running thence with the line of A. G. Gower and J. Charles Gower, N. 17 3/4 E. 160 feet to a stake; thence S. 72 1/4 E. with the line of A. G. Gower, Seventy-Seven (77) feet, three (3) inches to an iron pin corner of Thomas I. Crane and A. G. Gower; thence with line of Thomas I. Crane S. 17 3/4 W. 160 feet to a stake on Perry Avenue; thence with the north side of Perry Avenue, N. 72 1/4 W. 77 feet, 3 inches to the point of beginning.