

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the 5th day of August, 1931, in the year one thousand nine hundred and thirty-one, between Langtry M. Howell and Hugh R. Chapman, part of the first part, 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 in the Borough of Manhattan, of the City of New York, party of the second part; the said party of the first part being hereinafter known and designated as the MORTGAGOR, S., and the said party of the second part being hereinafter known and designated as the MORTGAGEE;

WITNESSETH: WHEREAS, the said mortgagee has issued to Langtry M. Howell and Hugh R. Chapman its certain policy of insurance, bearing register date the first day of August, 1931, and numbered 8,518,565, agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of Six Thousand and no/100 (\$ 6,000.00) DOLLARS, all in accordance with the terms and conditions of said policy.

WHEREAS, the said mortgagor S., justly indebted to the said mortgagee in the sum of (\$ 6,000.00) 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 and eighty

each of the sum of Seventy-two and 5/100 (\$ 72.45) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month, beginning on the first day of August, 1931; and each instalment, 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 instalments; and
 - (c) The monthly premium on said policy of life insurance.
- And until the date on which the regular monthly instalments begin to be payable, conditioned further for the payment of the interest on said principal sum and the monthly premiums on said policy of life insurance in thirty-five monthly instalments of \$ each commencing on the first day of August, 1931, with the first regular monthly instalment which does not include interest.

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 instalments, or of the taxes, assessments or water rates, as thereafter provided, anything therein to the contrary notwithstanding. NOW THIS INDENTURE WITNESSETH, that the mortgagor, S., 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 also for and in consideration of the sum of One Dollar to the mortgagor, S. 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 piece, parcel or lot of land situated, lying and being in Greenville County, State of South Carolina, on the north side of East Carl Street in the city of Greenville, being known and designated as Lot no. 38 of Section 5 and as shown on plat of the property of Stone Land Company recorded in the M. C. Office for Greenville County, S. C. Plat Book "A" at pages 337-343, and having, according to a more recent survey made by [unclear] Engineer, August, 1931, the following and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of East Carl Street, which pin is 370 feet from the intersection of East Carl Street and Chick Spring Road, and running thence N. 18-30 E. 200 feet to an iron pin; thence N. 71-20 W. 60 feet to an iron pin; thence S. 18-30 W. 200 feet to an iron pin on the north side of East Carl Street; thence with the line of said street, S. 71-20 E. 60 feet to the point of beginning.

State of South Carolina Renunciation of Dower. County of Greenville.

I, Patrick C. Fant, a notary Public in and for South Carolina do hereby certify unto all whom it may concern that Mrs. Pett C. Howell wife of the within named Langtry M. Howell, did this day appear before me, and, upon being privately and separately examined by me did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within written The Equitable Life Assurance Society of The United States, its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular premises within mentioned and released.

Given under my hand and seal this 5th day of August, A. D. 1931, Patrick C. Fant (Seal) Pett C. Howell, Notary Public for South Carolina