

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

THIS INDENTURE, made the thirty-ninth day of August, 1919, in the year one thousand nine hundred and thirty-nine, between Alfred H. Johnston

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 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 mortgagor has issued to the said mortgagee... a certain policy of insurance, bearing register date the first day of... 19... and numbered... agreeing to pay to the beneficiaries 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...

WHEREAS, the said mortgagor... justly indebted to the said mortgagee in the sum of Thirtiethree Hundred Fifty Dollars, gold coin of the United States of America of the present standard of weight and fineness, secured by said policy...

DOLLARS, gold coin of the United States of America of the present standard of weight and fineness, secured by said policy... 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...

DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calendar month beginning on the first day of... and each 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 life insurance.
- And until the date on which the regular monthly installments 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 installments of \$... each commencing on the first day of... 19... and one month's interest on the sum of \$... on the first day of... 19... with the first regular monthly installment 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 installments, or of the taxes, assessment or water rates, as the aforesaid 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 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, 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 in Greenville Township, Greenville County, State of South Carolina, situated lying and being on the south side of East Croft Street in the City of Greenville, being known and designated as lot No. 25 of Section 1, as shown on plat of the property of Stone Land Company recorded in the A.M. C. Office for Greenville County in Plat Book "A" at pages 337-344, and being described as follows, to-wit:

Beginning at an iron pin on the south side of East Croft Street joint corner of lot No. 25 and 27 and running thence with line of lot No. 27 & 28 200 feet to an iron pin; thence N. 75-20 E. 65.4 feet to an iron pin in line of property of North Hill thence N. 18-30 E. 162 feet to a point; thence N. 41-00 E. 41 feet to a point on the south side of East Croft Street thence with said street S. 75-20 E. 44 feet to the beginning corner.

Together with all and singular rights, tenements, hereditaments and appurtenances thereto, including all fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real estate, and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property including, but without being limited to, all screens, awnings, storm windows and doors, window shades, inside floor coverings, shabby, plants, stoves, ranges, refrigerators, boilers, tanks, furnaces, radiators, and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and ice-making equipment of whatever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and articles of personal property are hereby declared and shall be deemed to be fixtures and accessories to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage.

Dated January 3 - 1941

This debt instrument is full and complete discharge of the debt of the mortgagor to the mortgagee. The mortgagee is hereby notified that the mortgagor has no other assets or property which are subject to this mortgage. The mortgagee is hereby notified that the mortgagor is not a partner in any business with the mortgagee. The mortgagee is hereby notified that the mortgagor is not a partner in any business with the mortgagee. The mortgagee is hereby notified that the mortgagor is not a partner in any business with the mortgagee.

RECORDED IN GREENVILLE COUNTY S.C. BOOK 44 PAGE 44

