

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF **Greenville**

TO ALL WHOM THESE PRESENTS MAY CONCERN,  
**Allen V. Croom**  
Greenville, S. C.



WHEREAS, the Mortgagor is well and truly indebted unto **Aiken Loan & Security Company**, hereinafter called the Mortgagor, send(s) greetings:  
of  
a corporation

organized and existing under the laws of **South Carolina**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Thirty-nine Hundred and No/100 Dollars (\$ 3900.00)** with interest from date at the rate of **four and one-half** per centum (**4 1/2** %) per annum until paid, said principal and interest being payable at the office of **Aiken Loan & Security Company** in **Florence, S. C.** at such other place as the holder of the note may designate in writing, in monthly installments of **Twenty-one and 68/100** Dollars (\$ **21.68** ), commencing on the first day of **October**, 19 **41**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **September** 19 **66**.

NOW, KNOW ALL MEN that the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the southeast side of Augusta Court St., near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 57 of Block D on plat of Augusta Court, recorded in the R. M. C. office for Greenville County, S. C., in Plat Book F at page 124 and having according to said plat and a recent survey made by A. Newton Stall, August 9, 1941, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Augusta Court Street at the joint front corner of Lots No. 56 and 57 of Block D, said pin being 225.5 feet in a southerly direction from the point where the southeast side of Augusta Court Street intersects with the southwest side of an unnamed street, and running thence with the southeast side of Augusta Court Street S. 55-30 W. 60 feet to an iron pin; joint front corner of Lots No. 57 and 58 of Block D; thence with the line of Lot No. 58 S. 39-22 E. 164.8 feet to an iron pin; thence N. 51-20 E. 59.83 feet to an iron pin; thence with the line of Lot No. 56 N. 39-24 W. 160.4 feet to an iron pin on the southeast side of Augusta Court Street, the beginning corner.

State of South Carolina,  
County of Greenville.

ASSIGNMENT

For value received, The undersigned does hereby transfer and assign unto The Mutual Life Insurance Company of New York or its order, without recourse, that certain mortgage, and the note thereby secured, made and executed by Allen V. Croom dated 13th day of August, 1941 and duly recorded in Book 305 Page 24 in the office of the Clerk of Court for said County and State.

This the 12th day of January, 1942.

In the presence of: Gladys McKnight  
Mabel Walters

AIKEN LOAN & SECURITY COMPANY  
BY: J. B. Aiken, Jr.,  
J. B. Aiken, Jr., Secretary.

State of South Carolina,  
County of Florence

Personally appeared before me Gladys McKnight who, being duly sworn, says that she saw Aiken Loan & Security Company, by J. B. Aiken, Jr. its Secretary, sign, seal and execute and, as its act and deed, deliver, the foregoing assignment for the uses and purposes therein mentioned, and that she with Mabel Walters witnessed the due execution and delivery thereof. Sworn to and subscribed before me this the 12th day of January, 1942.

Mabel Walters

Gladys McKnight

Notary Public in and for South Carolina.

(Seal) My commission expires at the pleasure of the Governor.

Assignment recorded January 15th, 1942 at 3:00 P. M. #631 BY:E.G.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor, and all persons whomsoever lawfully claiming the same or any part thereof.