Form 2

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 27465

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

THIS INDENTURE, made the 16th day of January in the year one thousand nine hundred and thirty one between Carl H. Talley,

part y 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 at Number 120 Broadway, in the Borough of Mahattan, of the City of New York, party of the second part; the said part y 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 Carl H. Talley,

its certain policy of insurance, bearing register date the first day of January, 1931, and numbered 8 332 543 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 Seven Thousand Five Hundred

($ 7,500.00) DOLLARS, all in accordance with the terms and conditions of said policy.

WHEREAS, the said mortgagor is justly indebted to the said mortgagee in the sum of Seven Thousand Five Hundred,

($ 7,500.00) DOLLARS, in 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 (120) equal monthly installments, each of the sum of One Hundred Nine & 18/100

($ 109.18) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each successive calnedar month, beginning on the first day of January, 1931; and each such installment, except the first, which does not include interest, including:

(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, 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 hereinafter 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, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and convey unto the said mortgagee, its successors and assigns, forever:

(a) A payment on account of the principal of said loan:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a portion of lot No. 1 on plat of property of C. H. Talley and O. M. Howard as recorded in Plat Book "G", at page 162, and having, according to a plat thereof prepared by Dalton & Neves, Engineers, January, 1931, the following metes and bounds, courses and distances, to-wit:-

Beginning at a point, which point is at the Northeast intersection of Otis and Elm Streets, and running thence with the East side of Elm Street, N. 18-00 W. 66 feet to a point; thence N. 72-00 E. 117 feet to a point; thence S. 18-00 E. 66 feet to a point on the North side of Otis Street; thence with said Street, S. 72-00 W. 117 feet to the point of beginning.

SATISFIED AND CANCELLED OF RECORD 2nd DAY OF April 1936
Jas. A. Greekmann
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:30 O'CLOCK A. M. #3723

For Release to this mtg. See Mtg Book 222, page 194.