

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

THIS INDENTURE, made the 9th day of September, 1935, in the year one thousand nine hundred and thirty-five, between Miller R. Bush and Louise La. Bush...

WITNESSETH WHEREAS, the said mortgagee has issued to its certain policy of insurance, bearing register...

(\$ 1000.00) DOLLARS, all in accordance with the terms and conditions of said policy...

WHEREAS, the said mortgagee is justly indebted to the said mortgagee in the sum of \$2,000.00...

(\$ 2,000.00) DOLLARS, gold coin of the United States of America, of the present standard of weight and fineness, secured to be paid...

(\$ 25.00) DOLLARS, gold coin as aforesaid, payable on the first day of each successive calendar month, beginning on the first day...

(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...

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...

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...

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 aforesaid...

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the 6th Ward of the City of Greenville, and being known as Lot no. 5 on a plat made by J. H. Reeves, January 9, 1911, recorded in Plat Book 23 page 100, and having, according to said plat the following metes and bounds, to-wit: Beginning at a stake on the North side of Wilkins Street on corner of Lot No. 4, and running thence along said Wilkins Street S. 87-35 N. 50 feet to stake on corner of Lot No. 6; thence along line of last mentioned lot N. 3-15 E. 170 feet, 3 inches to stake on south side of McKay Street; thence along McKay Street N. 86-15 E. 50 feet to stake on corner of Lot No. 4; thence along line of last mentioned lot S. 3-15 E. 170 feet 5 inches to beginning. This is the same lot of land conveyed to the mortgagor by The Equitable Life Assurance Society of The United States by deed dated August 26th, 1935, and to be recorded simultaneously with this mortgage and said mortgage is given to secure a portion of the purchase price of the within described property. It is furthermore agreed that the obligors shall have the limited privilege of prepaying the amount hereby secured on the first day of any month, in amounts in addition to the instalment then due, equal to the amounts applicable on account of principal out of one or more successive instalments falling due immediately following the date of such payment provided, however, that the privilege of prepayment hereby granted shall be limited to an amount not to exceed, in any one fiscal year commencing concurrently with the date hereof, 10% of the balance of principal remaining unpaid at the commencement of such fiscal year. All such prepayments in excess of the instalment then due and payable shall be applied on account of the net balance of principal then remaining unpaid, and the number of instalments payable hereunder shall be reduced accordingly, but no payment on account of principal shall reduce the amount of the regular monthly instalment or relieve the obligor from the obligation to pay the same on the first day of each successive calendar month following such payment on account of principal until the entire indebtedness is fully paid.

