

Mortgage of Real Estate

State of South Carolina.

Dr. J. W. Jervey, widower, of Greenville County, in the State aforesaid, send greeting:

Whereas, the said mortgagor is indebted to the said mortgagee by a certain note of even date herewith for the principal sum of Five Thousand and no/100 (\$5,000.00) bearing interest at the rate of 5 per cent quarterly, said note being payable to the order of The Life Insurance Company of Virginia a corporation, at its Home Office, Richmond, Virginia, in installments as follows: \$250.00 on the 15th day of April 1937 and \$250.00 semi-annually thereafter until the 15th day of October 1946 at which time the balance shall be due and payable.

WITNESSED AND SEALED this 13th day of April 1936 in Greenville County, South Carolina.

Now know all men, that the said mortgagor in consideration of the said debt and note aforesaid, and for the better securing the payment of the same or of any renewal or extension thereof in whole or in part and the performance of the covenants herein contained, to the said The Life Insurance Company of Virginia, according to the condition of the said note, and also in consideration of the further sum of one dollar to said mortgagor in hand well and truly paid by the said Company at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant bargain and sell and release, unto the said The Life Insurance Company of Virginia its successors and assigns the following property situated in the County of Greenville City of Greenville, State of South Carolina, to wit:

All that piece parcel or lot of land, situate, lying and being on the north side of E. Coffee Street in ward two of the City of Greenville State of South Carolina County of Greenville: Beginning at an iron pin at northeast corner of Coffee and Irvine Streets and running thence with Irvine Street N. 20 E. 130 feet to an iron pin corner of a ten foot alley; thence with line of said ten foot alley S. 70 E. 68 feet to an iron pin; thence S. 20 W. 130 feet to an iron pin on Coffee Street; thence with said Coffee Street N. 70 W. 68 feet to the beginning.

Being the same property conveyed by The Life Insurance Company of Virginia to Dr. J. W. Jervey by Deed dated October 15, 1936.

Privilege is granted purchaser to anticipate any and all payments on any interest payment date.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining, also all electric wiring, heating, plumbing and heating fixtures and appliances for heating, lighting, and refrigeration, screens, awnings, shades, or other equipment now or hereafter installed in or on said premises by the mortgagor or owner and used or for use therein or thereon shall be held to be real fixtures and part of the mortgaged property hereby conveyed whether attached to the free-hold or not and subject to the lien of this instrument; provided, however, that trade fixtures and other personal fixtures of any tenant now or hereafter installed are not intended to be included in this provision and shall not be in any wise affected hereby or subject to the lien hereof.

To Have And To Hold all and singular the said premises unto the said The Life Insurance Company of Virginia, its successors and assigns forever. And the mortgagor hereby binds himself, his heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said premises unto the said Company, its successors and assigns, from and against