

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

THIS INDENTURE, made the 16th day of November in the year one thousand nine hundred and twenty-one between Lucile M. Benson

party 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 Manhattan, of the City of New York, party of the second part; the said party 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 Paul Benson

its certain policy of insurance, bearing register date the first day of December, 1921, and numbered # 917,932, 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 Thirty-five hundred

(\$3500.00) 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

(\$3500.00) DOLLARS, gold coin of the United States of America, of the present standard 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

(120) equal monthly installments each of the sum of Forty-five and 82/100 DOLLARS, gold coin aforesaid payable in advance on the first day of each successive calendar month, beginning on the first day of December, 1921; and each such 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, 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 in default of the payment of any one of said installments, or of the taxes, assessments or water rates, as thereinafter provided, anything therein to the contrary notwithstanding.

NOW THIS INDENTURE WITNESSETH, that the mortgagor of 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 do hereby grant, bargain, sell and convey unto the said mortgagee, its successors and assigns, forever:

All that certain lot or parcel of land, situated, lying and being in the city of Greenville, County and State aforesaid on the West side of Capers Street in Crescent Terrace and known and designated upon a plat of Pinkert Realty Company property made by R. E. Dalton, Engineer July, 1919, as lot 86 and having the following meter and bounds, to-wit: Beginning at a stake on the west side of Capers Street, joint corner of lots 80 and 81, and running thence with joint line of said lots S. 84-19W. 175 ft. to stake; thence N. 5-41 W. 78 ft. to stake, joint corner of lots 79 and 80; thence with joint line of said lots N. 84-19E. 175 ft. to stake on Capers Street; thence with Capers Street S. 5-41 E. 70 feet to the beginning.

This is a first mortgage over the above described land. The second mortgage was given by me to Jones M. Correy July 30th 1921 and provided for the execution of this mortgage which is given to help pay for the erection of a dwelling house on the land.

Handwritten notes and stamps: 'This Mortgage Stipulated in Full', 'This Mortgage Stipulated in Full', 'Equitable Life Assurance Society', 'SEE SATISFACTION HERETO ATTACHED', 'GREENVILLE COUNTY, S. C.', 'Walker, Evans & Cogswell Co. Mortgagee'.