STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

THIS INDENTURE, made the 31st day of December, in the year one thousand nine hundred and forty-two, between Georgia C. Arnold, 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 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 its certain policy of insurance, bearing register date the first day of~~ Georgia C. Arnold is justly indebted to the said mortgagee in the sum of Fifty-five Hundred and no/100 Dollars ($5,500.00) and has agreed to pay the same with interest thereon at the rate of 4½ per centum per annum from the 1st day of February 1943 according to the terms of a certain note or obligation bearing even date herewith providing for the payment thereof in instalments, the last of which is due and payable on the 1st day of January 1963. ~~19..... and numbered ....., agreeing to pay to the beneficiary therein named upon receipt of due proof of the death of the insured, provided premiums have been duly paid and said policy be then in force and be then surrendered properly released, the sum of ($.....) DOLLARS, all in accordance with the terms and conditions of said policy.~~

~~WHEREAS, the said mortgagor.... justly indebted to the said mortgagee in the sum of ..... ($.....) DOLLARS, gold coin of the United States of America, of the present standard of weight and fineness, secured to be paid, together with the premiums on said policy of insurance, by a certain bond or obligation, bearing even date herewith, conditioned for the payment thereof at the principal office of the said mortgagee in the City of New York in ..... (.....) regular equal monthly instalments, each of the sum of ..... ($.....) DOLLARS, gold coin as aforesaid, payable in advance on the first day of each sucessive calendar month, beginning on the first day of ....., 19.....; and each instalment, 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 instalments; and~~

~~(c) The monthly premium on said policy of life insurance.~~

~~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 and the monthly premiums on said policy of life insurance in thirty-five monthly instalments of $..... each commencing on the first day of ....., 19....., and one month's interest in the sum of $..... on the first day of ....., 19....., with the first regular monthly instalment which does not include interest.~~

~~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, or of the taxes, assessments or water rates, as thereinafter 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:

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, County of Greenville, State of South Carolina, on the East side of West Avondale Drive, and being the greater portion of the lot known and designated as Lot No. 24 of Block "S" of Northgate, as shown on the plat of the property of Utopian Developing Company, recorded in the R. M. C. Office for Greenville County, in Plat Book "G", at pages 135 and 136, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the East side of West Avondale Drive at the joint corner of Lots Nos. 24 and 25, and running thence in an Easterly direction 164.6 feet, more or less, to an iron pin on the West side of a 12-foot alley, which said point is 18 feet North of the rear joint corner of Lots Nos. 24 and 25; thence in a Northerly direction along the line of said alley, 82 feet to an iron pin, the rear joint corner of Lots Nos. 23 and 24; thence in a Westerly direction along the joint line of said lots, 173.9 feet to an iron pin on the East side of West Avondale Drive; thence along the Eastern side of West Avondale Drive in a Southerly direction 100.7 feet to the beginning corner.

With all the mortgagor's right, title and interest in and to the said 12-foot alley referred to in the above described lot.

Together with all and singular the tenements hereditaments and appurtenances thereof, including all fixtures and articles of personal property now or at any time hereafter attached to or used in any way in connection with the use, operation and occupation of the above described real estate and any and all buildings now or hereafter erected thereon. Such fixtures and articles of personal property including, but without being limited to, all screens awnings storm windows and doors, window shades, inlaid floor coverings, shrubbery plants, stoves, ranges, refrigerators, boilers, tanks, furnaces, radiators and all heating, lighting, plumbing, gas, electric, ventilating, refrigerating, air-conditioning and incinerating equipment of whatsoever kind and nature, except household furniture not specifically enumerated herein, all of which fixtures and articles of personally property are hereby declared and shall be deemed to be fixtures and accessory to the freehold and a part of the realty as between the parties hereto their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be subject to the lien of this mortgage.